

DEVINE PARK LLP

PLANNING AND DEVELOPMENT LAWYERS

Jason Park
jason.park@devinepark.com
D 416.645.4572

Devine Park LLP
250 Yonge St., Suite 2302
P.O. Box. 65
Toronto ON M5B 2L7

T 416.645.4584
F 416.645.4569

Matter No. F005-04

January 20, 2022

CONFIDENTIAL AND WITHOUT PREJUDICE

VIA EMAIL mark.crawford@toronto.ca

Mr. Mark Crawford
City of Toronto Legal Services
Planning & Administrative Tribunal Law
Metro Hall, 26th Floor
55 John Street
Toronto, ON M5V 3C6

Dear Mr. Crawford:

**RE: 8-16 Locust Street and 15 Oxford Drive, Toronto
Appeals to OLT for Official Plan Amendment and Rezoning Application
OLT Case No. PL210089
City File 20 113215 WET 05 OZ
Without Prejudice Settlement Offer**

As you know, we are the solicitors for 8 Locust Nominee Inc., 10-16 Locust Nominee Inc. and Stanchester Charitable Foundation, the owners of the lands known municipally as 8-16 Locust Street and 15 Oxford Drive in the City of Toronto (the "Site"), and Trolleybus Urban Development Inc., the applicant/appellant with respect to the above noted applications/appeals.

We are pleased to provide the following settlement offer on a without prejudice basis in full settlement of these appeals:

- (1) Our client would agree to formally revise its development proposal from a 35 storey building to a 36 storey building with a tower floor plate of 750 square metres, increased tower setbacks to the north property line and a number of other proposed modifications to the development as set out in the architectural plans dated January 17, 2022 prepared by WZMH (the "Revised Proposal") which are attached;
- (2) The approved parking rates to be contained in the final zoning by-law amendments are as set out in the attached letter from WSP dated January 17, 2022 which are as follows:
 - a. A minimum residents parking ratio of 0.30 parking spaces per unit;

- b. A minimum visitors parking ratio of 0.06 parking spaces per unit; and
 - c. A maximum of 11 small car parking spaces would be permitted;
- (3) In terms of Section 37 benefits, our client is prepared to provide the following benefits:
- a. an upwardly indexed cash payment in the amount of \$1 Million Five Hundred Thousand (\$1,500,000) prior to the first above grade building permit for the lands to be allocated as follows:
 - i. \$250,000 for streetscape improvements within the vicinity of the Site; and
 - ii. \$1,250,000 for community benefits as determined by the Chief Planner in consultation with the local Councillor; and
- (4) In terms of parkland, our client is agreeable to satisfying its parkland obligations through a cash-in-lieu of parkland payment to the City.

It should be noted that any settlement on the Section 37 matters would be conditional on a Final Order issuing for the zoning by-law amendment prior to the City's adoption of a new Community Benefits Charge By-law pursuant to Section 37 of the *Planning Act* and thereby the proposed development being exempt from the new CBC By-law.

I understand you will be reporting to the February 2 and 3, 2022 City Council meeting with respect to this without prejudice settlement offer.

In terms of the site plan control application which has been filed with the City, and assuming City Council accepts this without prejudice settlement offer regarding our client's appeals of its Official Plan amendment and zoning by-law amendment applications, our client will provide a full OPA, rezoning and site plan resubmission by February 18, 2022. The parties would work together to expeditiously finalize the NOAC. Following City Council's acceptance of the without prejudice settlement offer, the parties would also jointly contact the OLT to advise of the settlement and to secure a settlement hearing date.

Further, if City Council accepts this settlement offer, we would request City staff to report to City Council on the related Rental Housing Demolition application as soon as possible.

Finally, in the event City Council accepts this settlement offer, our client will not object to the OLT withholding its final order(s) amending the Official Plan and the applicable zoning by-laws until such time as:

- (1) the proposed Official Plan and Zoning By-law Amendments are in a final form and content satisfactory to the Chief Planner and Executive Director, City Planning and the City Solicitor;

(2) a Section 37 Agreement has been executed and registered in priority to secure the Section 37 contribution and related matters;

(3) City engineering staff are satisfied with our client's Functional Servicing Report, Stormwater Management Report, Hydrogeological Report and Groundwater Report, all as may be revised at the direction of City engineering staff, to ensure the development is appropriately serviced, inclusive of any upgrades or required improvements to existing municipal infrastructure should it be determined by City engineering staff that upgrades or improvements are required to support the development; and

(4) appropriate arrangements with the City have been made for our client to financially secure, construct and make operational, any upgrades or required improvements to the existing municipal infrastructure, that may be required to support the development;

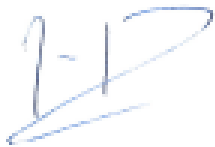
In support of this without prejudice settlement offer for our client's appeals of the Official Plan amendment and zoning by-law amendment applications, please find attached the following:

- (1) Architectural Plans dated January 17, 2022 prepared by WZMH;
- (2) Letter from WSP dated January 17, 2022 entitled Parking Justification and Small Car Parking Review for 8-16 Locust Street – Post Cul-De-Sac Conveyance; and
- (3) Memo from Bousfields Inc. dated January 18, 2022 with provides an overview of the revisions from the original proposal to the settlement proposal.

We can confirm that if City Council accepts the above noted settlement terms, this offer will become with prejudice and this settlement offer can be released to the public.

If you have any questions regarding the above, please do not hesitate to contact me at 416.645.4572 or via email at jason.park@devinepark.com.

Yours very truly,
Devine Park LLP



Jason Park
JIP/ss

Enclosures

cc: Trolleybus Urban Development *et al.*



ARCHITECTURAL DRAWING LIST

A-100	CONTEXT PLAN
	SURVEY
A-101	SITE PLAN
A-200	PARKING LEVEL P3
A-201	PARKING LEVEL P2
A-202	PARKING LEVEL P1
A-202A	PARKING LEVEL P1 MEZZ.
A-203	GROUND FLOOR PLAN
A-203A	GROUND FLOOR MEZZANINE FLOOR PLAN
A-204	2ND PODIUM FLOOR PLAN
A-205	3RD-19TH FLOOR PLAN
A-206	20TH-35TH FLOOR PLAN
A-207	MECHANICAL PENTHOUSE
A-208	ROOF PLAN
A-400	EAST ELEVATION
A-401	SOUTH ELEVATION
A-402	WEST ELEVATION
A-403	NORTH ELEVATION
A-404	NORTH-SOUTH BUILDING SECTION
A-405	EAST-WEST BUILDING SECTION
A-411	SUN SHADOW STUDY
A-412	SUN SHADOW STUDY

8-16 LOCUST ST. & 15 OXFORD DR.
RESIDENTIAL DEVELOPMENT

8-16 Locust St. & 15 Oxford Dr., Toronto, ON

ISSUED FOR REZONING APPLICATION - 2022-01-17

PROJECT NUMBER: 07890.000

CONFIDENTIAL AND WITHOUT PREJUDICE

C	Issued - r Rezoning -pplication	17-J- -202
B	Issued - r Rezoning -pplication Revision 2	19-M- -202
-	Issued - r Rezoning -pplication	27-J- -202
I'm	ription	Da


Do*

- 417.77.1

Drawing Δ 10

Number: A-10

SCALE 1 : 100



J. D. BARNES LIMITED
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METRIC DISTANCES AND/OR COORDINATES SHOWN ON THIS PLAN ARE IN METRES, AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

BEARINGS ARE MTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B BY REAL TIME NETWORK (RTN) OBSERVATIONS, MTM ZONE 10, NAD83 (CSRS) (2010.0).

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.99988049.

FOR BEARING COMPARISONS, A ROTATION OF 00°01'16" COUNTER-CLOCKWISE WAS

PLAN WAS UPDATED TO SHOW THE MISSING TAG NUMBERS OF TREES ON
JANUARY 7th, 2020.

BENCHMARK NOTE

ELEVATIONS SHOWN ON THIS PLAN ARE RELATED TO GEODETIC DATUM
AND ARE DERIVED FROM THE CITY OF TORONTO BENCH MARK No. 12019630225
HAVING A PUBLISHED ELEVATION OF 125.018 METRES.

INTEGRATION DATA		
OBSERVED REFERENCE POINTS (ORP's): MTM ZONE 10, NAD83 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER SECTION 14 (2) OF OREG 216/10.		
POINT ID	EASTING	NORTHING
ORP (A)	305 586.26	4 838 750.70
ORP (B)	305 545.60	4 838 666.49
ORP (C)	305 537.41	4 838 737.56
ORP (D)	305 555.59	4 838 687.16

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH
CORNER OR BOUNDARY POINTS. THIS IS A

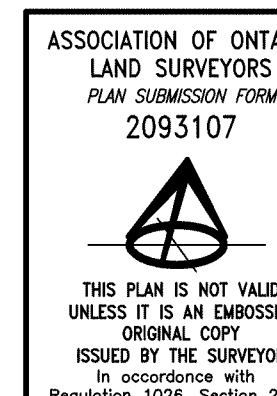
CI	DENOTES	SURVEY MONUMENT FOUND
CI	DENOTES	SURVEY MONUMENT SET
CS	DENOTES	STANDARD IRON
SSB	DENOTES	SHORT STANDARD IRON BAR
PS	DENOTES	PLASTIC BAR
PI	DENOTES	PIIT CROSS
CP	DENOTES	CONCRETE PIN
WI	DENOTES	WINDING
NI	DENOTES	NON IDENTIFIABLE
ME	DENOTES	MEASURED
P1	DENOTES	REGISTERED PLAN 1588
P2	DENOTES	PLAN 840-9028
P3	DENOTES	PLAN 867-25485
P4	DENOTES	PLAN 875-1042
		SURVEYOR'S REAL PROPERTY
		BY EABEQUE AND CIERWINSKI, O.S.
P5	DENOTES	PLAN BY C. E. REUBEN AND SONS, O.S.
		DATED FEBRUARY 1952
P6	DENOTES	PLAN BY C. E. REUBEN AND SONS, O.S.
		DATED FEBRUARY 1952
P7	DENOTES	BUILDING LOCATION SURVEY
		BY TOMASZ CIERWINSKI, O.S.
		DATED JUNE 28TH, 1954
PF	DENOTES	PLAN OF SURVEY
		BY PETZOLD AND SPRADA, LTD., O.S.
		DATED NOVEMBER 19, 1952
P9	DENOTES	SURVEYOR'S REAL PROPERTY
		BY D. J. DODD AND SPRUDZING, LTD., O.S.
		DATED AUGUST 16TH, 1955
P10	DENOTES	PLAN OF SURVEY
		BY C.E. DOTTERELL, O.S.
		DATED APRIL 2ND, 1952
D1	DENOTES	INSTRUMENT NO. 17873547
S	DENOTES	S. GORBA O.S.
HV	DENOTES	HOLDING JONES VANDERVEN LTD., O.S.
CB	DENOTES	COLUMBIAN CO.
CB	DENOTES	CATBOROUGH
CM	DENOTES	COMMUNICATION BOX
G	DENOTES	GAS METER
SAN	DENOTES	SANITARY MANHOLE
BOL	DENOTES	BOLLARD
HO	DENOTES	HOLE
LS	DENOTES	LIGHT STANDARD
H	DENOTES	FIRE HYDRANT
WK	DENOTES	WATER KEY
WM	DENOTES	WATER METER
SV	DENOTES	SPRINKLER VALVE
MW	DENOTES	MONITORING WELL
		OVERHEAD TELEPHONE CABLE
-E	DENOTES	OVERHEAD HYDRO CABLE
OH	DENOTES	OVERHANG
R	DENOTES	RETAINING WALL
HR	DENOTES	HANDRAIL
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHALKLINE FENCE
FF	DENOTES	FINISHED FLOOR
HT	DENOTES	HYDRO TRANSFORMER
BHT	DENOTES	BUILDING HEIGHT
E	DENOTES	EAST
N	DENOTES	NORTH

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.R.E.G. 525/91.

1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATION MADE UNDER THEM.

DATE OCTOBER 4th, 2019

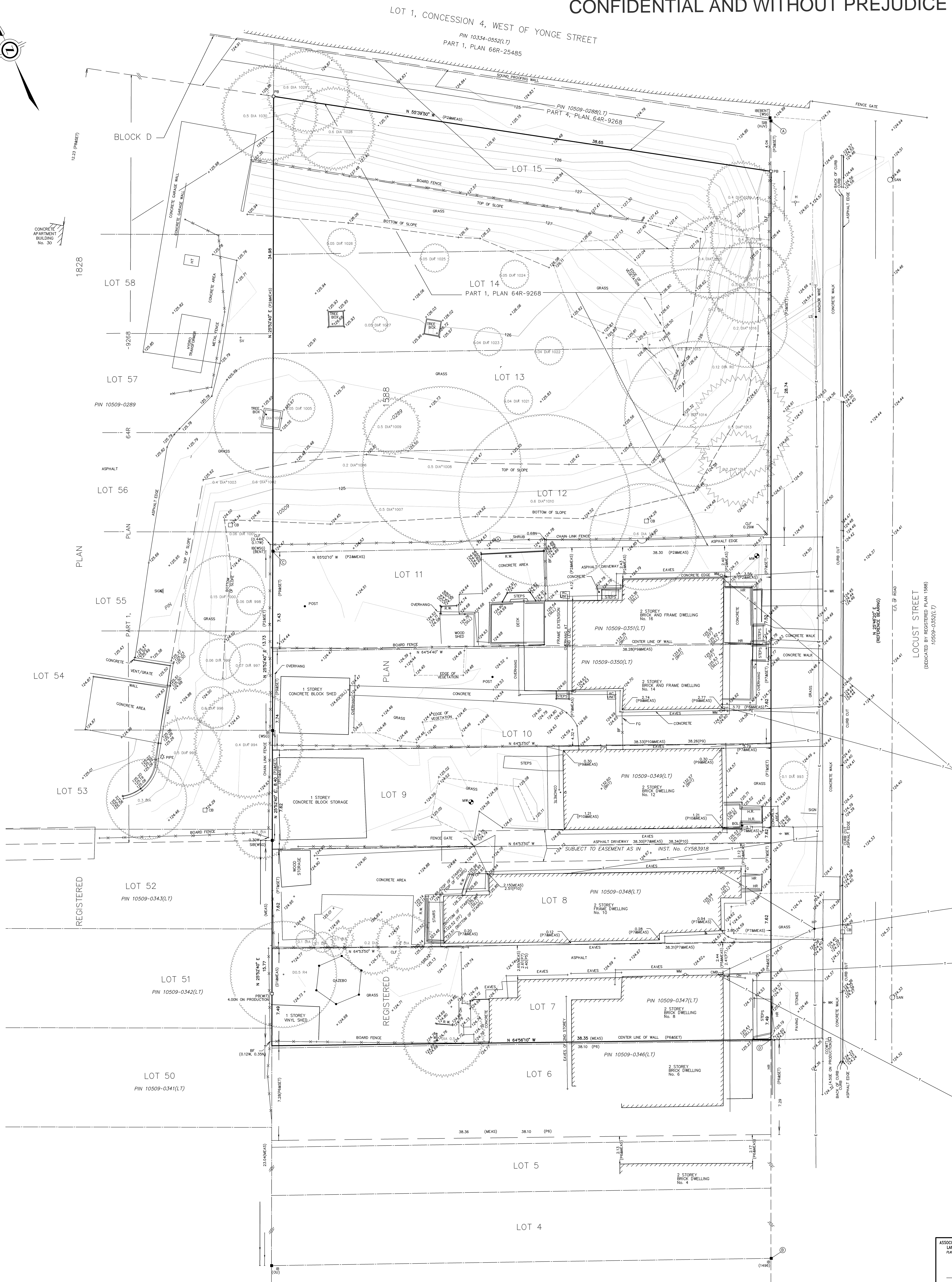
MICHAEL MACEK
ONTARIO LAND SURVEYOR

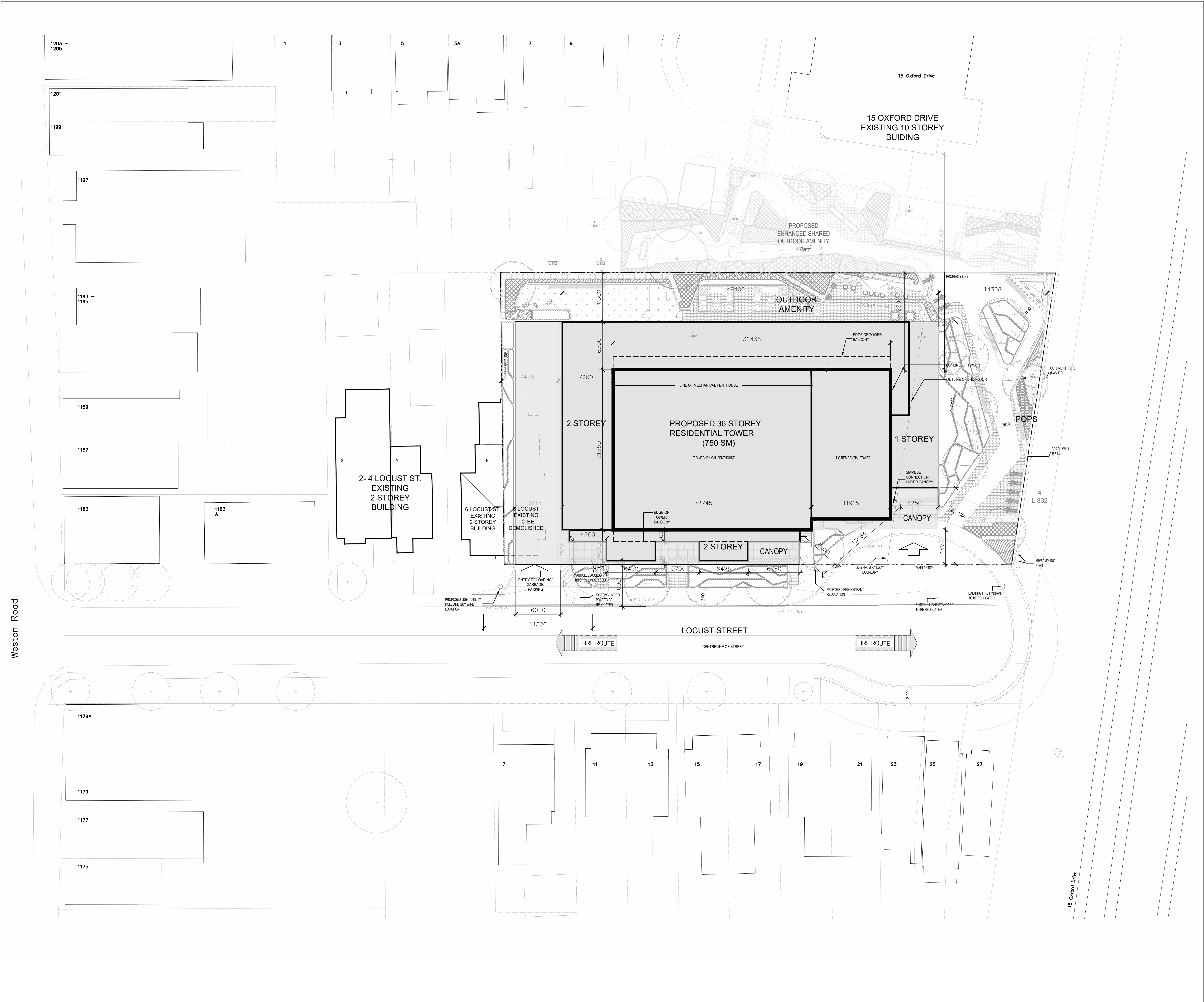


 **J.D.BARNES**
LIMITED
LAND INFORMATION SPECIALISTS
411 RICHMOND ST. EAST, SUITE 107, TORONTO, ON M5A 3S5
T: (416) 368-3737 F: (416) 368-5308 www.jdbarnes.com

SURVEY
MAPPING
GIS

DRAWN BY: FB	CHECKED BY: MM	REFERENCE NO.: 19-22-797-02
		DATED: 10/04/19





2 SITE PLAN

A102

CONFIDENTIAL AND WITHOUT PREJUDICE

1. SITE AREA (m ²)									
TOTAL		2675 SM/ 28793 SF							
FSI		9.7							
2. UNIT COUNT									
UNIT MIX		STUDIO	1B	1B+D	2B	2B+D	3B	TH	TOTAL
GROUND FLOOR + MEZZANINE		0	0	0	0	0	0	4	4
2ND FLOOR		0	4	0	2	3	0	0	9
3RD-19TH FLOOR (17 FLOORS)		1	4	1	4	0	1	0	11
20TH-36TH FLOOR (17 FLOORS)		0	6	0	4	0	1	0	11
TOTAL RESIDENTIAL UNITS		17	174	17	138	3	34	4	387
PROPOSED RATIO (%)		4%	46%	4%	36%	0.5%	9%	0.5%	100%
CITY REQUIRED RATIO (%)		0%			15%	10%	0%		
3. BUILDING AREA									
BELOW GRADE		GBA				RESIDENTIAL GFA			
		m ²		ft ²		m ²		ft ²	
BELOW GRADE (P1-P3)		6,639		71,462		212		2,282	
TOTAL BELOW GRADE		6,639		71,462		212		2,282	
ABOVE GRADE		GBA				RESIDENTIAL GFA			
		m ²		ft ²		m ²		ft ²	
GROUND FLOOR		1,262		13,584		579		6,232	
MEZZANINE FLOOR		182		1,959		182		1,959	
2ND FLOOR		1,298		13,972		755		8,127	
3RD-36TH FLOOR (750m ² /ft ²) (34 FLOORS)		25,500		274,480		24,088		259,281	
MECHANICAL PENTHOUSE		750		8,073		-		-	
TOTAL ABOVE GRADE		28,992		312,067		25,604		275,599	
TOTAL RESIDENTIAL (ABOVE + BELOW)		35,631		383,529		25,816		277,681	
4. AMENITY SPACE									
TOTAL INDOOR									TOTAL (m ²)
REQUIRED (2.0 m ² PER UNIT)									774
PROVIDED (2.0 m ² PER UNIT)									774
TOTAL OUTDOOR									TOTAL (m ²)
REQUIRED (2.0 m ² PER UNIT)									774
PROVIDED (2.1 m ² PER UNIT)									774
5. BICYCLE STORAGE COUNT									
		LONG TERM 0.90/UNIT		SHORT TERM 0.10/UNIT		TOTAL			
REQUIRED		348		39		387			
PROVIDED		LONG TERM		SHORT TERM					
GROUND		0		38		38			
P1		348		1		349			
TOTAL		348		39		387			
6. PARKING									
RESIDENTIAL		UNITS		RATES		TOTAL			
REQUIRED BASED ON AGREEMENT WITH TRANSPORTATION SERVICES (NOV16, 2021)		387		0.30/UNIT		116			
PROVIDED		387		0.30/UNIT		116			
VISITORS		UNITS		RATES		TOTAL			
REQUIRED BASED ON AGREEMENT WITH TRANSPORTATION SERVICES (NOV16, 2021)		387		0.06/UNIT		23			
PROVIDED		387		0.06/UNIT		23			
TOTAL REQUIRED						139			
TOTAL PROVIDED						139 ²			
E.V.S.E									
REQUIRED (20% OF TOTAL VEHICLES PROVIDED)									28
PROVIDED (CHARGING CAPACITY FOR 20% OF TOTAL VEHICLES)									28
BARRIER FREE									
REQUIRED (5/FIRST 100 + 1/EVERY 50 OF VEHICLES PROVIDED)									6
PROVIDED (5/FIRST 100 + 1/EVERY 50 OF VEHICLES PROVIDED)									6
GROUND									0
P1									3
P2									2
P3									1
TOTAL									6
*116 RESIDENTIAL SPACES ACCOUNT FOR 2 CAR-SHARE SPACES (4 REGULAR SPACES /1 CAR-SHARE SPACE). *PARKING COUNT INCLUDES 11 SMALL-CAR PARKING SPACES CONSISTING OF: -TYPE 1: 3 parking spaces that are obstructed on two sides and have minimum widths of 3.0m -TYPE 2: 4 parking spaces that are obstructed on one side and have minimum widths of 2.50m -TYPE 3: 4 parking spaces that are obstructed on one side and have minimum widths of 2.6m									
7. TYPE "Q" LOADING SPACE		ZONING BY-LAW NO. 569-2013							
REQUIRED									1
PROVIDED AT GRADE									1
TOTAL									1
8. BUILDING HEIGHT (m)		ZONING BY-LAW NO. 569-2013							
REQUIRED									TBD
PROVIDED									113.85
9. AMENITY AREAS									
INDOOR AMENITY									
GROUND									298
LEVEL 2									475
TOTAL									774
OUTDOOR AMENITY									
GROUND									611
LEVEL 2									163
TOTAL									774
10. GREEN ROOF STATISTICS									
									PROPOSED
GROSS FLOOR AREA, AS DEFINED IN GREEN ROOF BYLAW (m ²)									29,152m ²
TOTAL ROOF AREA (m ²)									1,597m ²
AREA OF RESIDENTIAL PRIVATE TERRACES (m ²)									0m ²
ROOFTOP OUTDOOR AMENITY SPACES (m ²)									0m ²
AREA OF RENEWABLE ENERGY DEVICES (m ²)									0m ²
TOWER(S) ROOF AREA WITH FLOOR PLATE LESS THAN 750 (m ²)									0m ²
TOTAL AVAILABLE ROOF SPACE (m ²)									1,597m ²
GREEN ROOF COVERAGE				REQUIRED		PROPOSED			
COVERAGE OF AVAILABLE ROOF SPACE (m ²)				953m ²		953m ²			
COVERAGE OF AVAILABLE ROOF SPACE (%)				60%		60%			

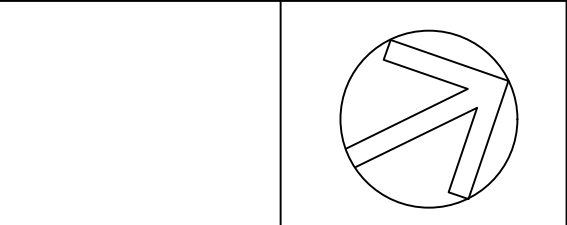
1 SITE STATISTICS

A102

Key Plan

C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JAN-2020

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the Consultant when and in effort to this drawing. This drawing is not to be used for the purpose of verifying dimensions.
This drawing shall not be used for construction purposes and shall be used in the spirit of the above mentioned Consultant.

Issued For Construction Date

WZMH
95 St. Clair Av W
Suite 1050
Toronto, Ontario
Canada M6H 1A6
T 416.941.4111
F 416.941.3116

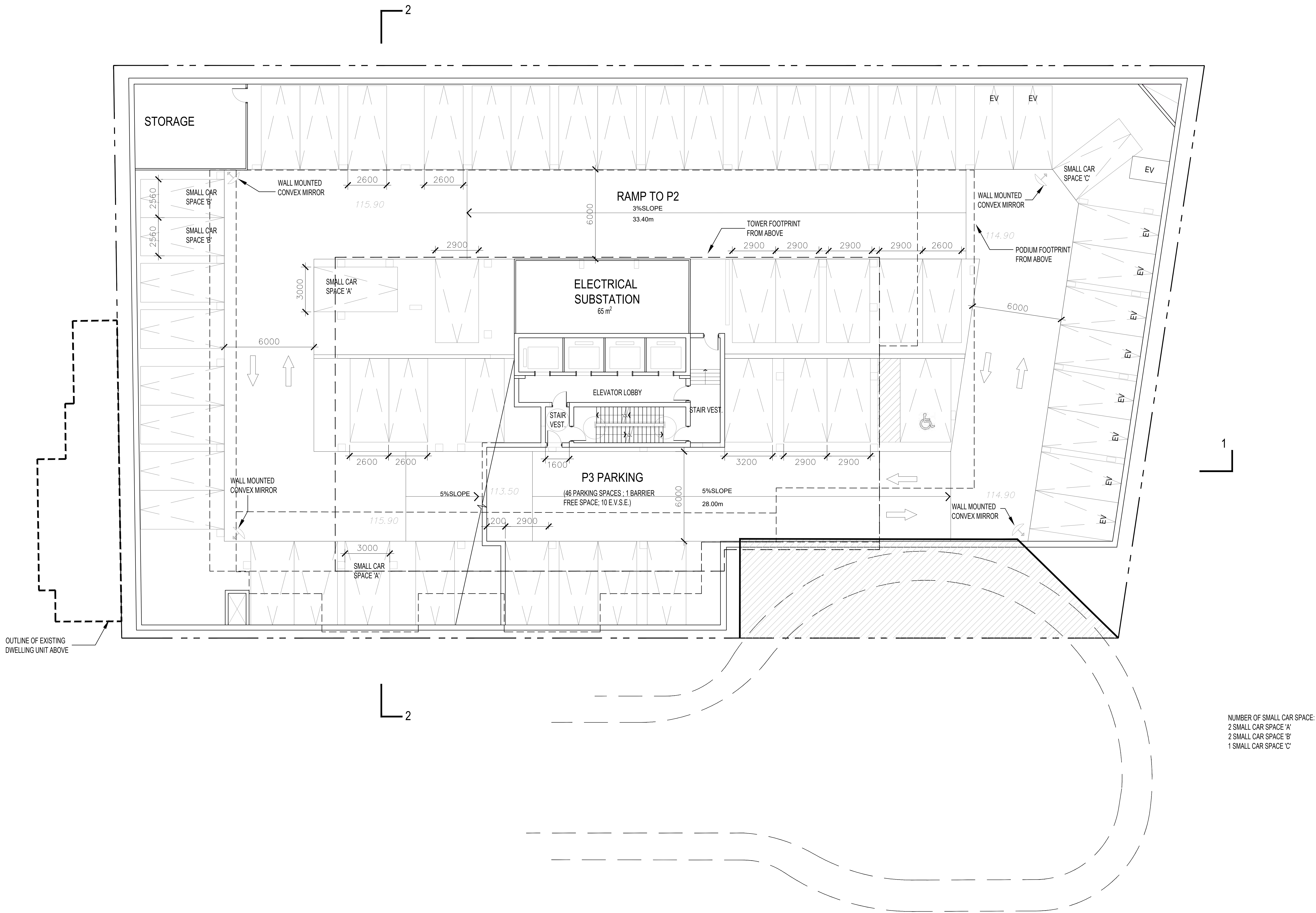
8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

REZONING

Sheet Title:
SITE PLAN

Scale: 1: 200
Project Number: 07890.000
Drawing Number: A-102



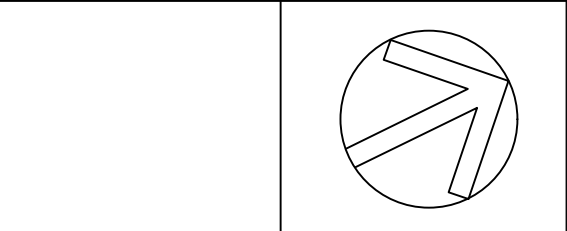
NUMBER OF SMALL CAR SPACE:
2 SMALL CAR SPACE 'A'
2 SMALL CAR SPACE 'B'
1 SMALL CAR SPACE 'C'

CONFIDENTIAL AND WITHOUT PREJUDICE

Key Plan

C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JAN-2020

ISSUES/REVISIONS



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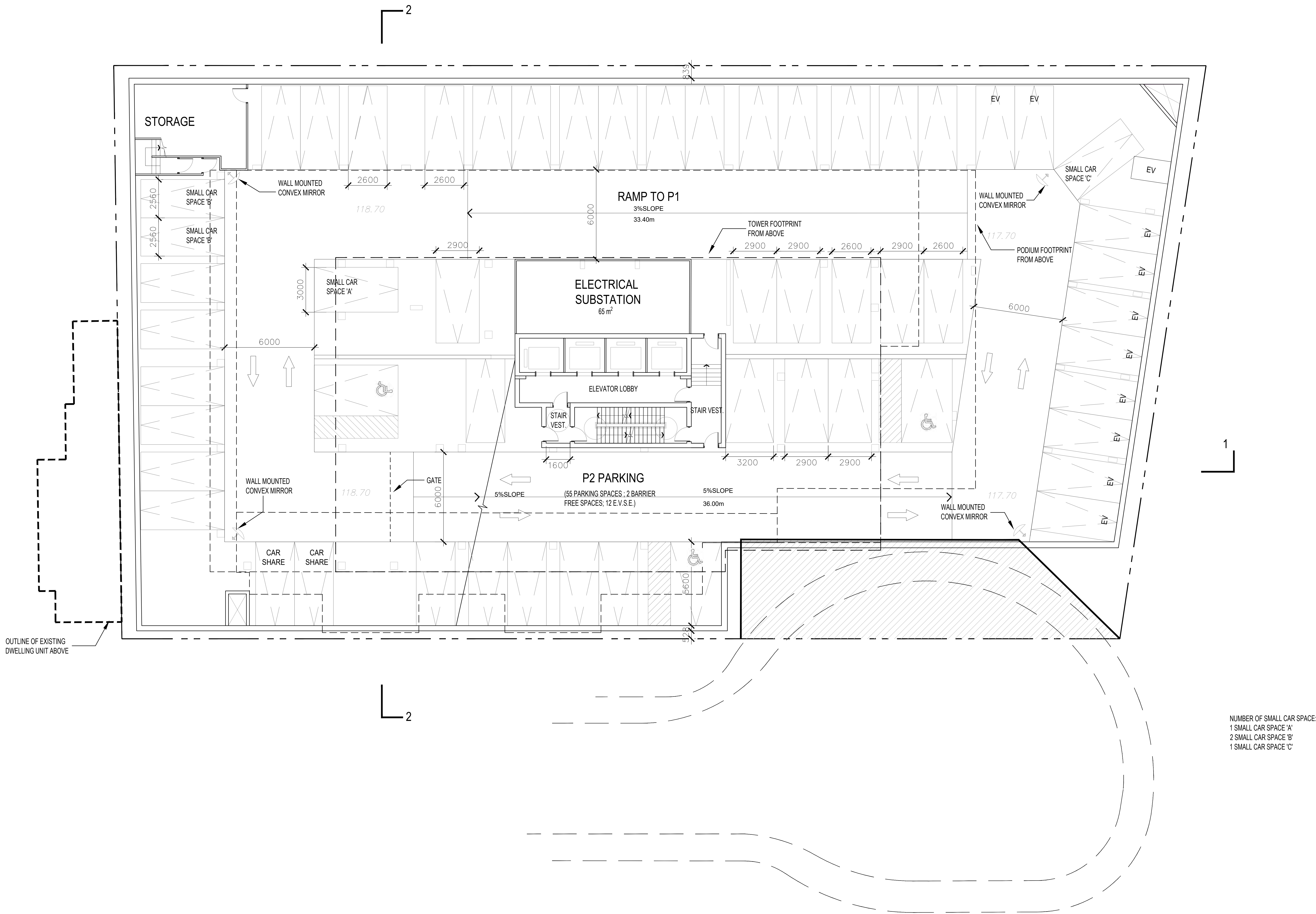
8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

REZONING

Sheet Title:
PARKING LEVEL P3

Scale: 1: 100
Project Number: 07890.000
Drawing Number: A-200



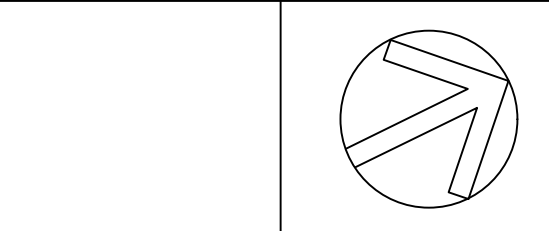
NUMBER OF SMALL CAR SPACE:
1 SMALL CAR SPACE 'A'
2 SMALL CAR SPACE 'B'
1 SMALL CAR SPACE 'C'

CONFIDENTIAL AND WITHOUT PREJUDICE

Key Plan

C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JAN-2020

ISSUES/REVISIONS



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Suite 1050
Toronto, Ontario
Canada M6H 1A6
T 416.961.5111
F 416.961.5116

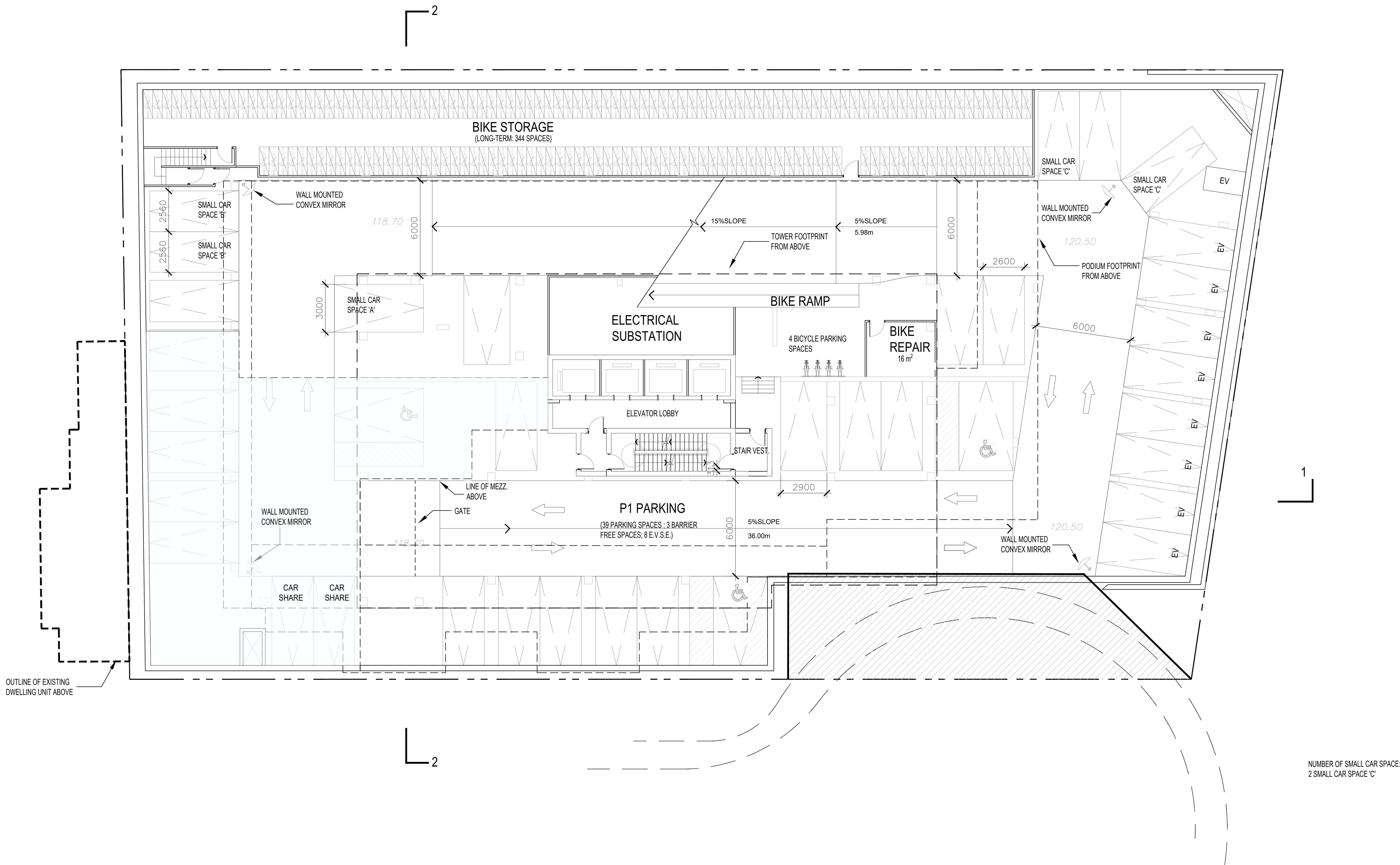
8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

REZONING

Sheet Title:
PARKING LEVEL P2

Scale: 1: 100
Project Number: 07890.000
Drawing Number: A-201



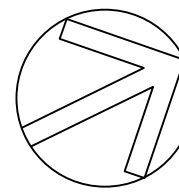
NUMBER OF SMALL CAR SPACE:
2 SMALL CAR SPACE 'C'

CONFIDENTIAL AND WITHOUT PREJUDICE

Key Plan

Item	Description	Date
C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JAN-2020

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the Consultant where and in offset to this drawing. This drawing is not to be used for the purpose of verifying dimensions.
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WZMH

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T 416.961.5111
F 416.961.5116

8-16 LOCUST ST.
& 15 OXFORD DR.

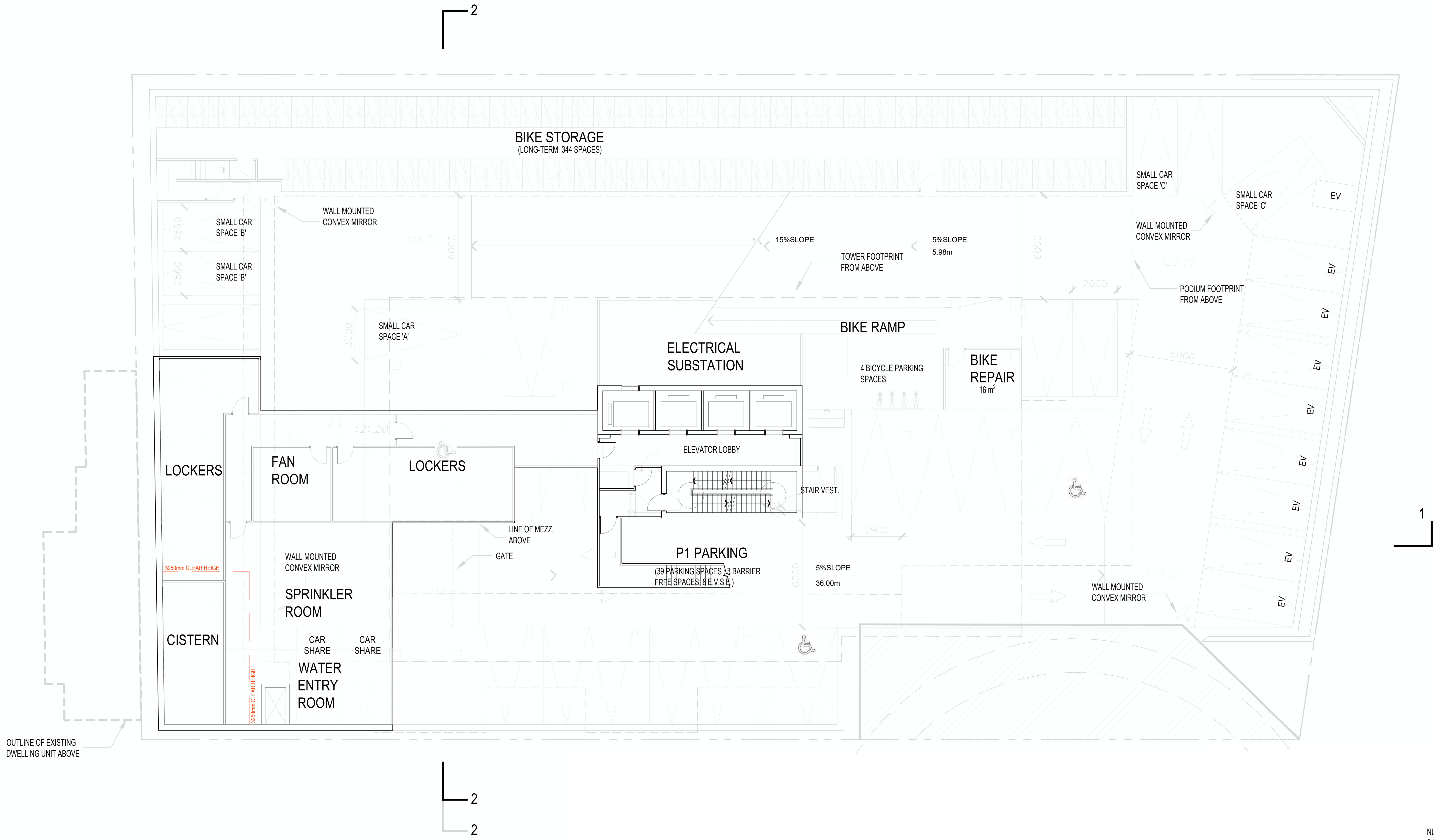
8-16
LOCUST ST LP

REZONING

Sheet Title:
PARKING LEVEL P1

Scale: 1: 100
Project Number: 07890.000
Drawing Number: A-202

XTB-6968.dwg
X-PARKING P1-MEZZ.dwg
X-PARKING P1.dwg
X-STRUCTURE.dwg



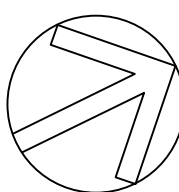
NUMBER OF SMALL CAR SPACE:
2 SMALL CAR SPACE 'C'

CONFIDENTIAL AND WITHOUT PREJUDICE

Key Plan

Item	Description	Date
C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
Revision 2		
A	Issued for Rezoning Application	27-JUN-2020

ISSUES/REVISIONS



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T 416.961.5111
F 416.961.5116

8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

REZONING

Sheet Title:
PARKING LEVEL P1 MEZZ.

Scale: 1: 100

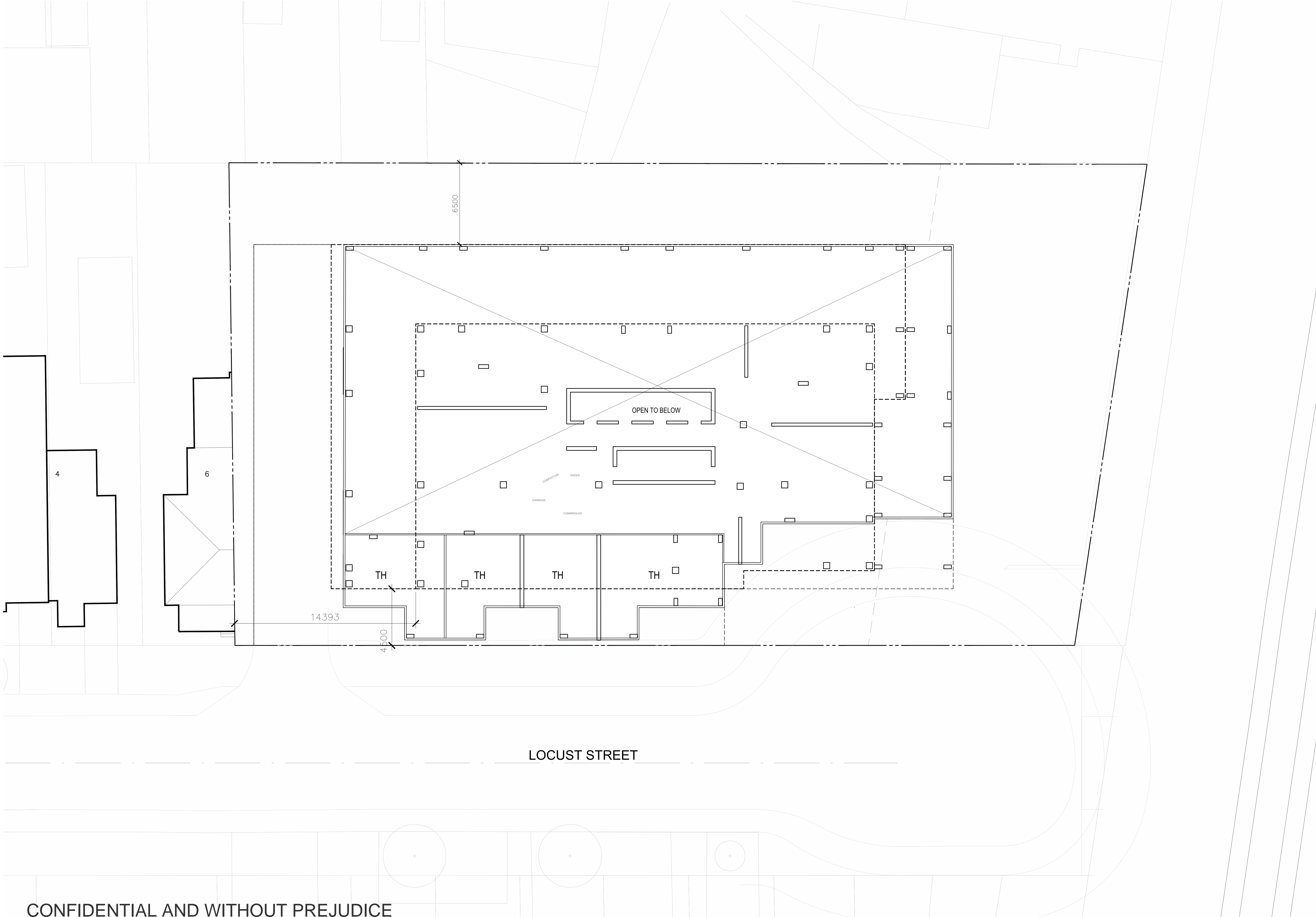
Project Number: 07890.000

Drawing Number: A-202A

This architectural drawing is a detailed ground floor plan for a building located at 8-16 Locust St. LP. The plan includes the following elements:

- Proposed Enhanced Shared Outdoor Amenity (Preliminary Concept):** A 479 m² area at the top of the plan.
- Outdoor Amenity:** A 611 m² area adjacent to the outdoor amenity.
- Indoor Amenities:** Three indoor amenity spaces with areas of 77 m², 57 m², and 166 m².
- Other Rooms:** Includes a MECH (mechanical) room, MOVING ROOM, MAIL room, LOBBY, VEST, CACF (Cannabis Cultivation and Processing Facility), and a BIKE RAMP.
- Service Areas:** Includes a BIKE RAMP, HYDRO HV SWITCH ROOM, WASTE COLLECTION, TYPE 'G' LOADING SPACE, and a TRI-SORTER AND COMPACTOR.
- Storage and Utility:** Includes a G-1 storage area, R-1, O-1, and various other storage and utility spaces.
- Exterior Features:** Includes a CRASH WALL @ 2.14m, WIND SCREEN, and a SIAMESE CONNECTION AT GRADE.
- Context and Surroundings:** The plan shows the building's location relative to LOCUST STREET, a 20m RAILWAY BOUNDARY, and existing infrastructure like light/utility poles and fire hydrants.
- Revisions:** A table of revisions is provided, including:
 - C: Issued for Rezoning Application (17-JAN-2022)
 - B: Issued for Rezoning Application (19-MAR-2021)
 - A: Issued for Rezoning Application (27-JAN-2020)
- Scale and Title:** The scale is 1:100. The title is "8-16 LOCUST ST. LP".

CONFIDENTIAL AND WITHOUT PREJUDICE

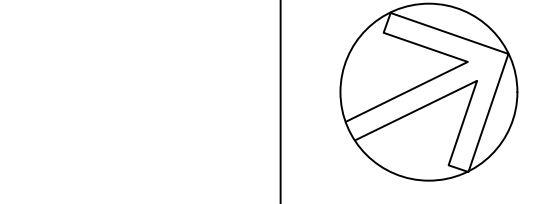


Key Plan

C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JUN-2020

Item	Description	Date
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ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the Consultant where and in offset to this drawing. This drawing is not to be used for the purpose of verifying dimensions.
This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction Date

WZMH
95 St. Clair Ave W
Suite 100
Toronto, Ontario
Canada M6H 1A6
T 416.961.5111
F 416.961.5116

8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

REZONING

Sheet Title:
GROUND FLOOR
MEZZANINE PLAN

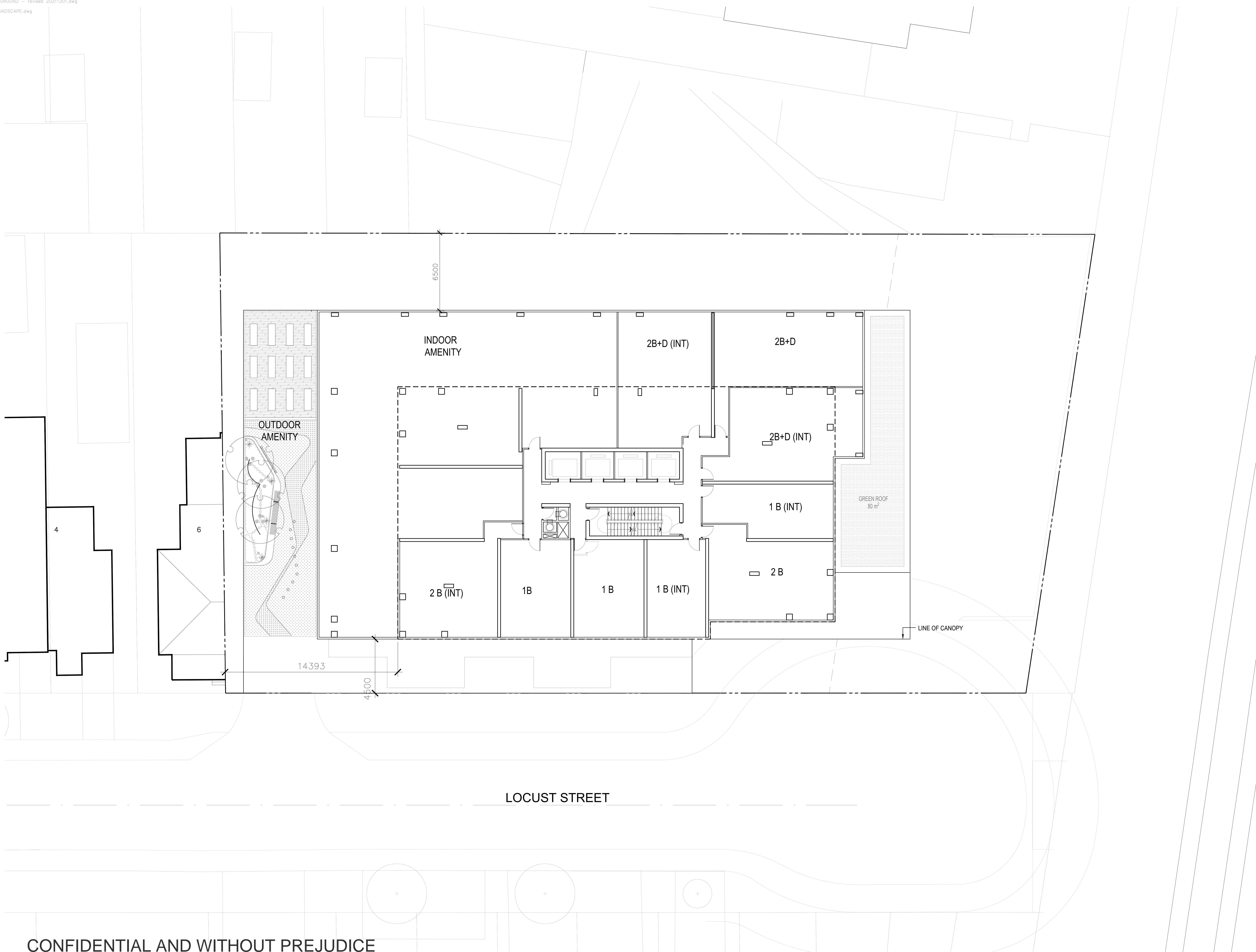
Scale: 1: 100

Project Number: 07890.000

Drawing Number: A-203A

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XTB 6968.dwg
X-2ND PODIUM FLOOR PLAN.dwg
X-STIE PLAN BACKGROUND - revised 20211201.dwg
X-STRUCTURE.dwg
X-2ND PODIUM LANDSCAPE.dwg

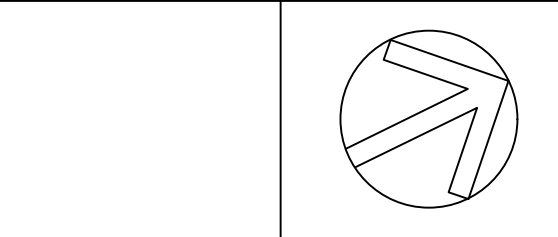


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Key Plan

C	Issued for Rezoning Application	17-JUN-2022
B	Issued for Rezoning Application	19-MAR-2021
Revision 2		
A	Issued for Rezoning Application	27-JUN-2020

ISSUES/REVISIONS



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8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

REZONING

Sheet Title:
2ND PODIUM FLOOR PLAN

Scale: 1: 100

Project Number: 07890.000

Drawing Number: A-204



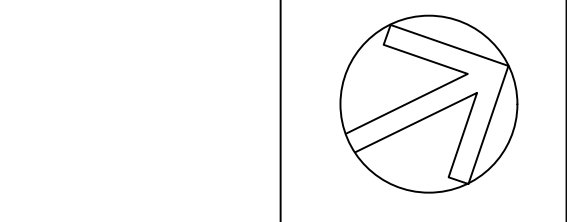
CONFIDENTIAL AND WITHOUT PREJUDICE

Key Plan

C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JAN-2020

Item	Description	Date
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ISSUES/REVISIONS



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8-16
LOCUST ST LP

REZONING

Sheet Title:
3RD-19TH FLOOR PLAN

Scale: 1: 100
Project Number: 07890.000
Drawing Number: A-205

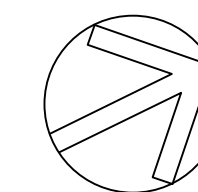


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Key Plan

C	Issued - r Rezoning -pplication	17-J- -2022
B	Issued - r Rezoning -pplication Revision 2	19-M- -2021
-	Issued - r Rezoning -pplication	27-J- -2020
Item	Application	Date

ISSUE / REVISIONS



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issued = r Construction Do*

WZMH

Unit 1, Clair A
Suite 100
Trenton, NJ 08611
Phone 609/426-1111
Fax 609/426-1111

8-16 LOCUST ST.
& 15 OX- \D DR.

8-16
LOCUST ST LP

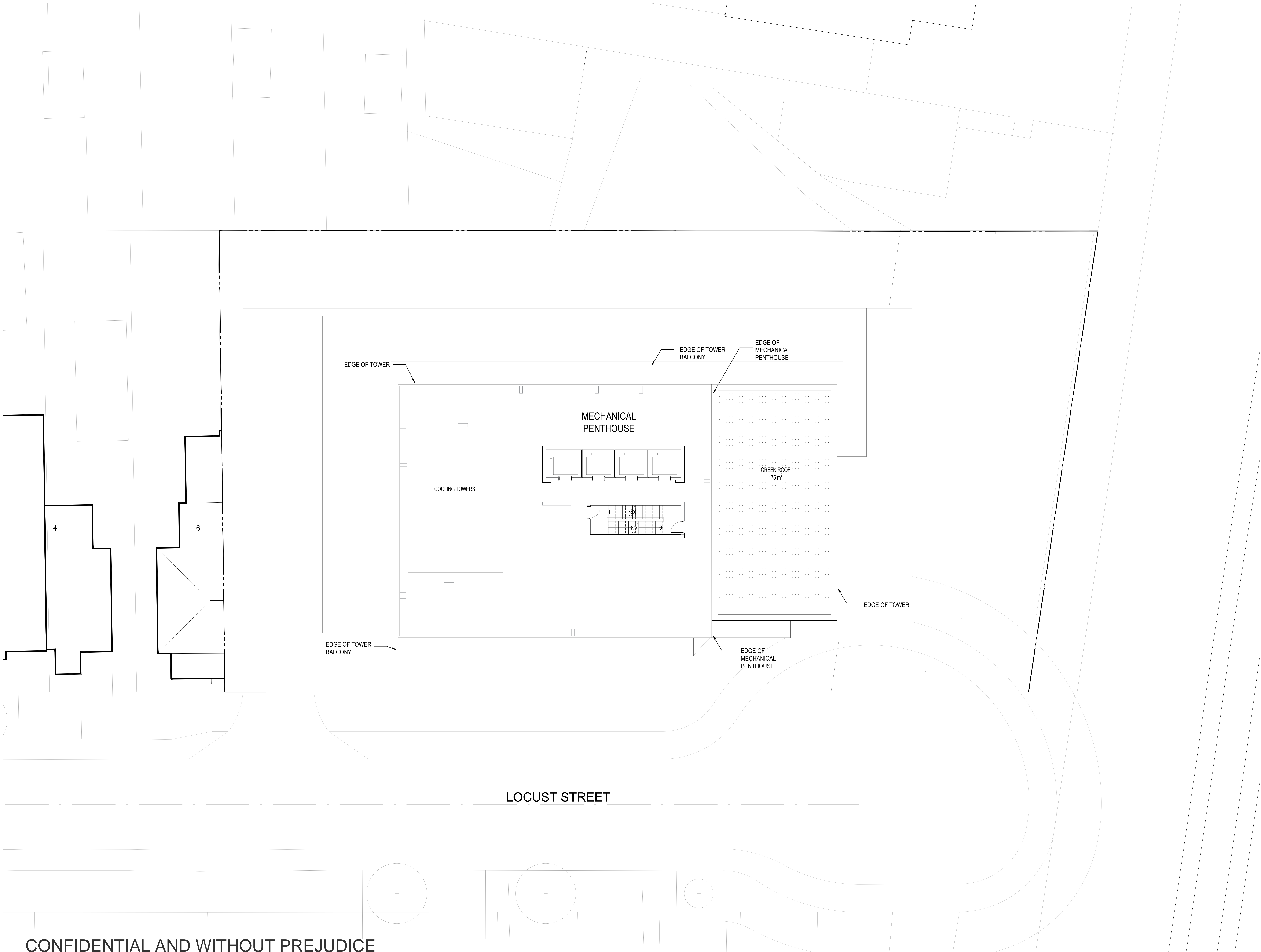
REZONING

Sheet Title: 20TH-35TH - \ PL-

Scale: : 100

Project number:	07890.000
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Drawing Number: A-206

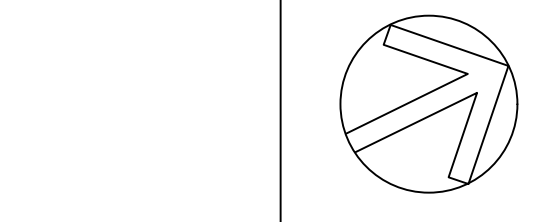


Key Plan

C	Issued for Rezoning Application	17-JUN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JUN-2020

Item	Description	Date
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ISSUES/REVISIONS



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8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

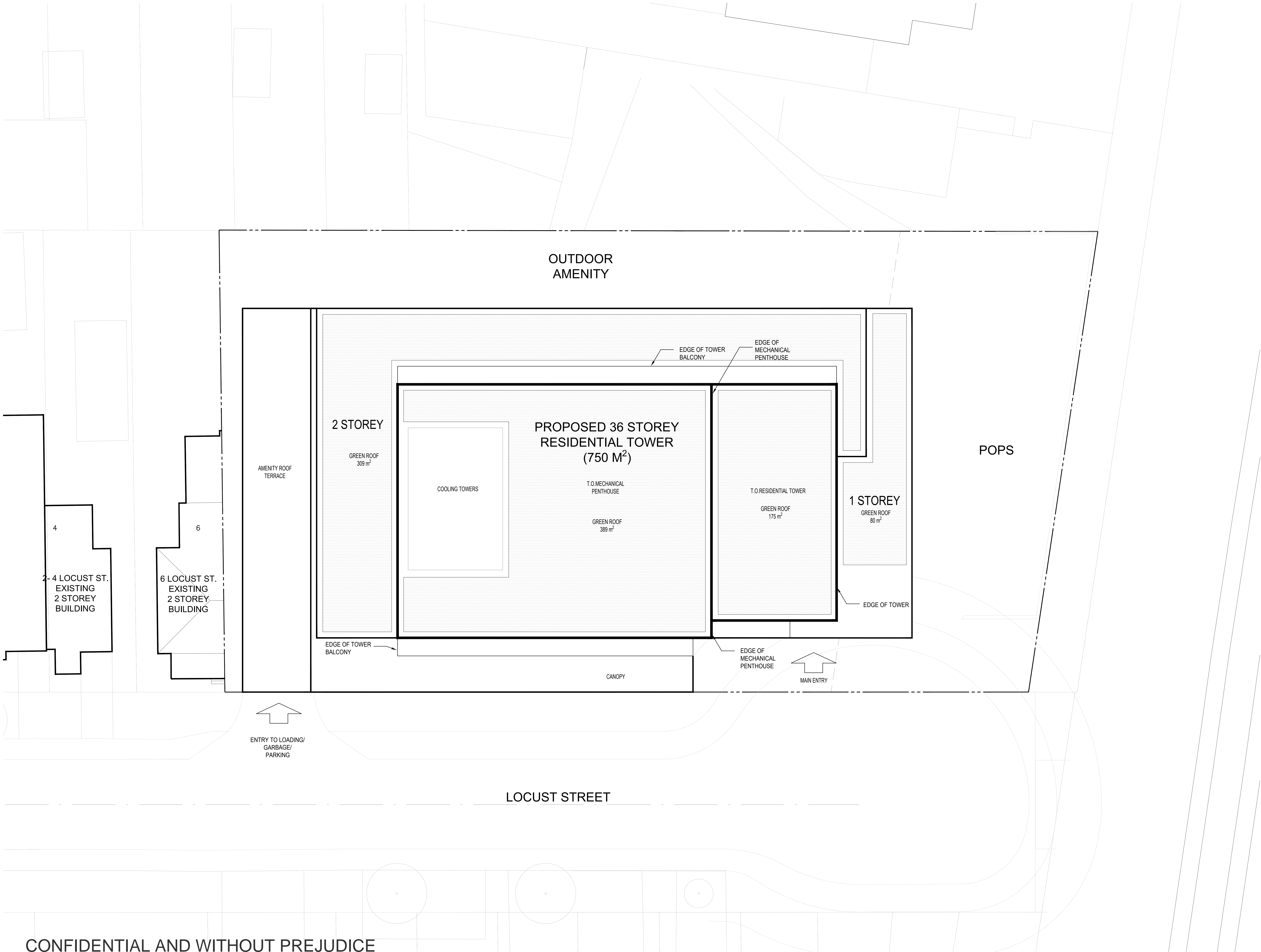
REZONING

Sheet Title:
MECHANICAL PENTHOUSE

Scale: 1: 100

Project Number: 07890.000

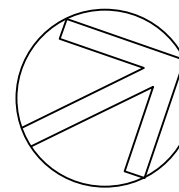
Drawing Number: A-207



Key Plan

Item	Description	Date
C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JUN-2020

ISSUES/REVISIONS



Check and verify all dimensions and report any discrepancies to the Consultant when and in effect in this drawing. This drawing is not to be used for the purpose of verifying dimensions.

This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction Date

WZMH

95 St. Clair Ave W
Suite 100
Toronto, Ontario
Canada M6H 1A6
T 416.961.5111
F 416.961.5116

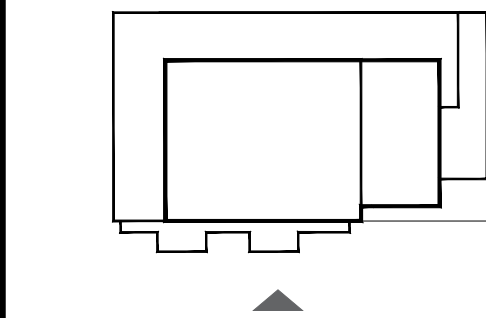
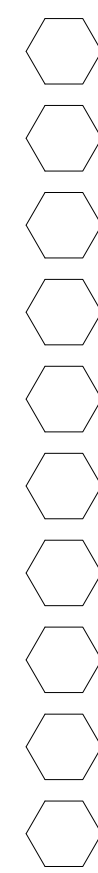
8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

REZONING

Sheet Title:
ROOF PLAN

Scale: 1: 100
Project Number: 07890.000
Drawing Number: A-208



Key Place

C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application Revision 2	19-MAR-2021
A	Issued for Rezoning Application	27-JAN-2020
Item	Description	Date

ISSUES/REVISIONS

Check and verify all dimensions and report any discrepancies to the Consultant whose seal is affixed to this drawing. This drawing is not to be scaled for the purpose of verifying dimensions.

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Issued For Construction	Date
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Suite 1500
Toronto, Ontario
Canada M4V 1N1
T 416.961.4111

8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

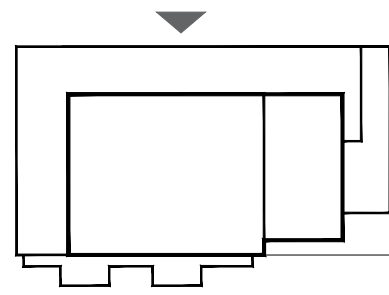
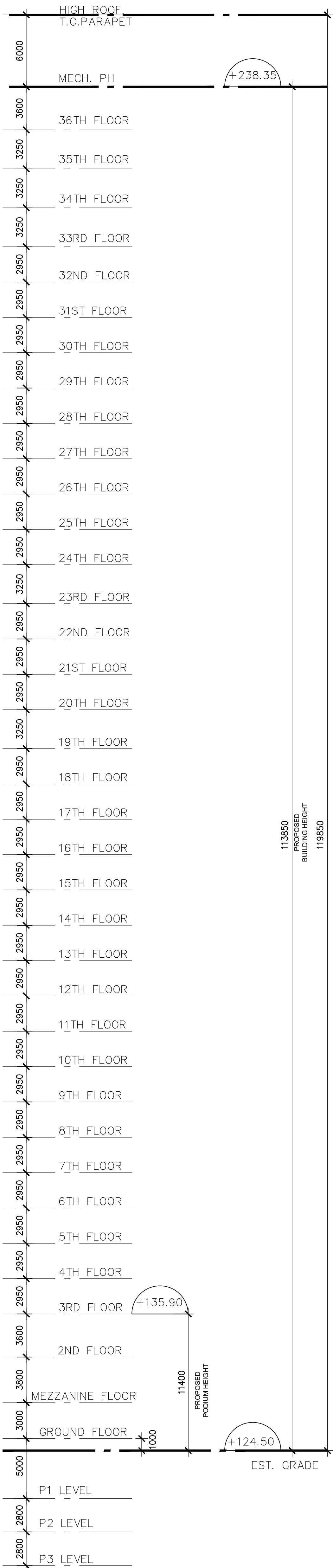
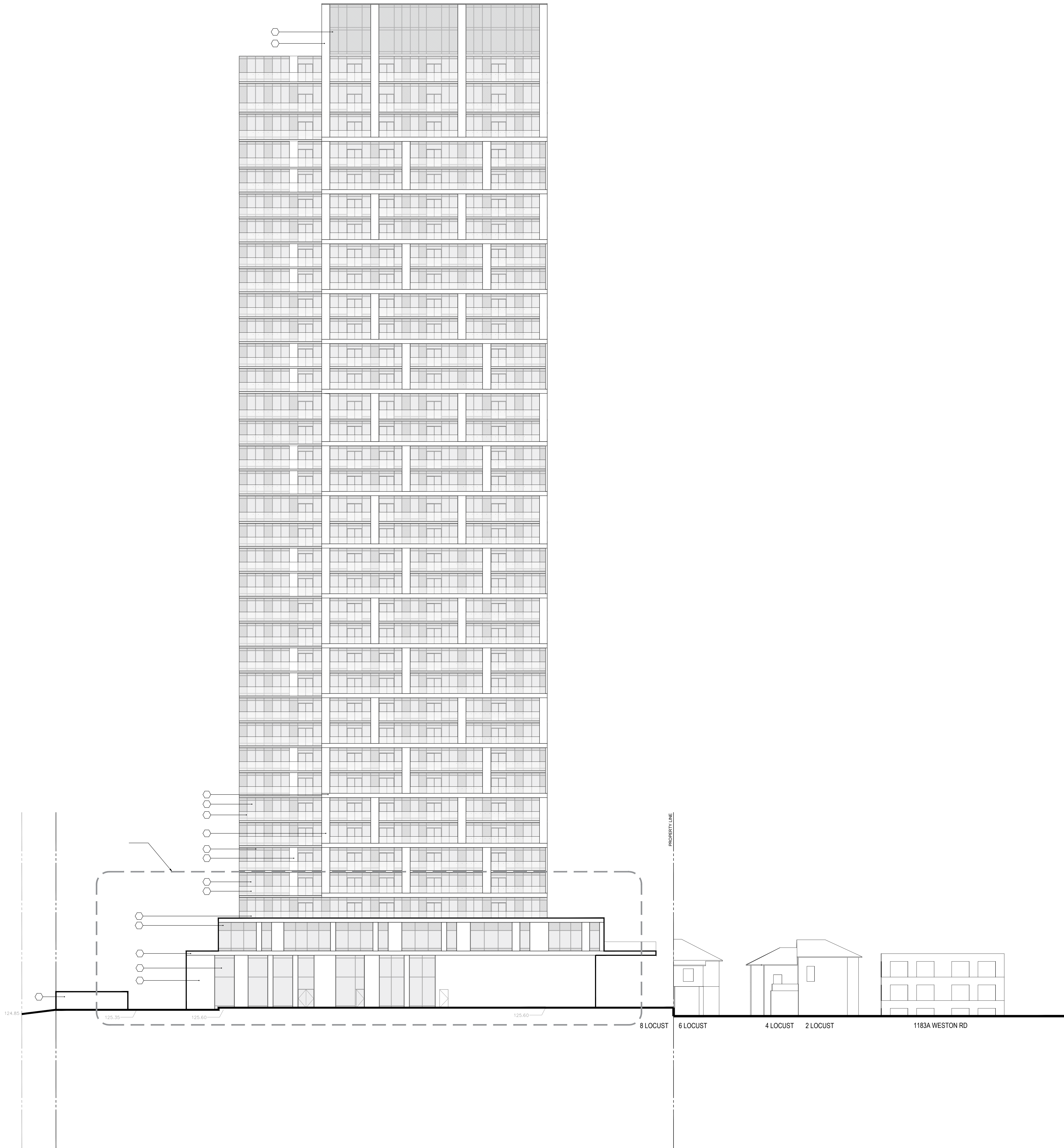
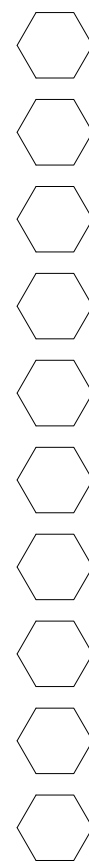
REZONING

Sheet Title:
EAST ELEVATION

Scale: 1: 200

Project Number:	07890.000
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Drawing Number: A-400



Key Plan

Item	Description	Date
C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
Revision 2		
A	Issued for Rezoning Application	27-JAN-2020

ISSUES/REVISIONS

Check and verify all dimensions and report any discrepancies to the Consultant when and in effect in this drawing. This drawing is not to be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction: _____ Date: _____

WZMH
95 St. Clair Av W
Suite 100
Toronto, Ontario
Canada M6H 1A6
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F 416.941.3116

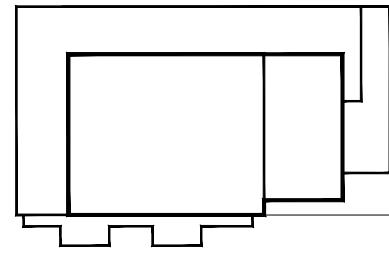
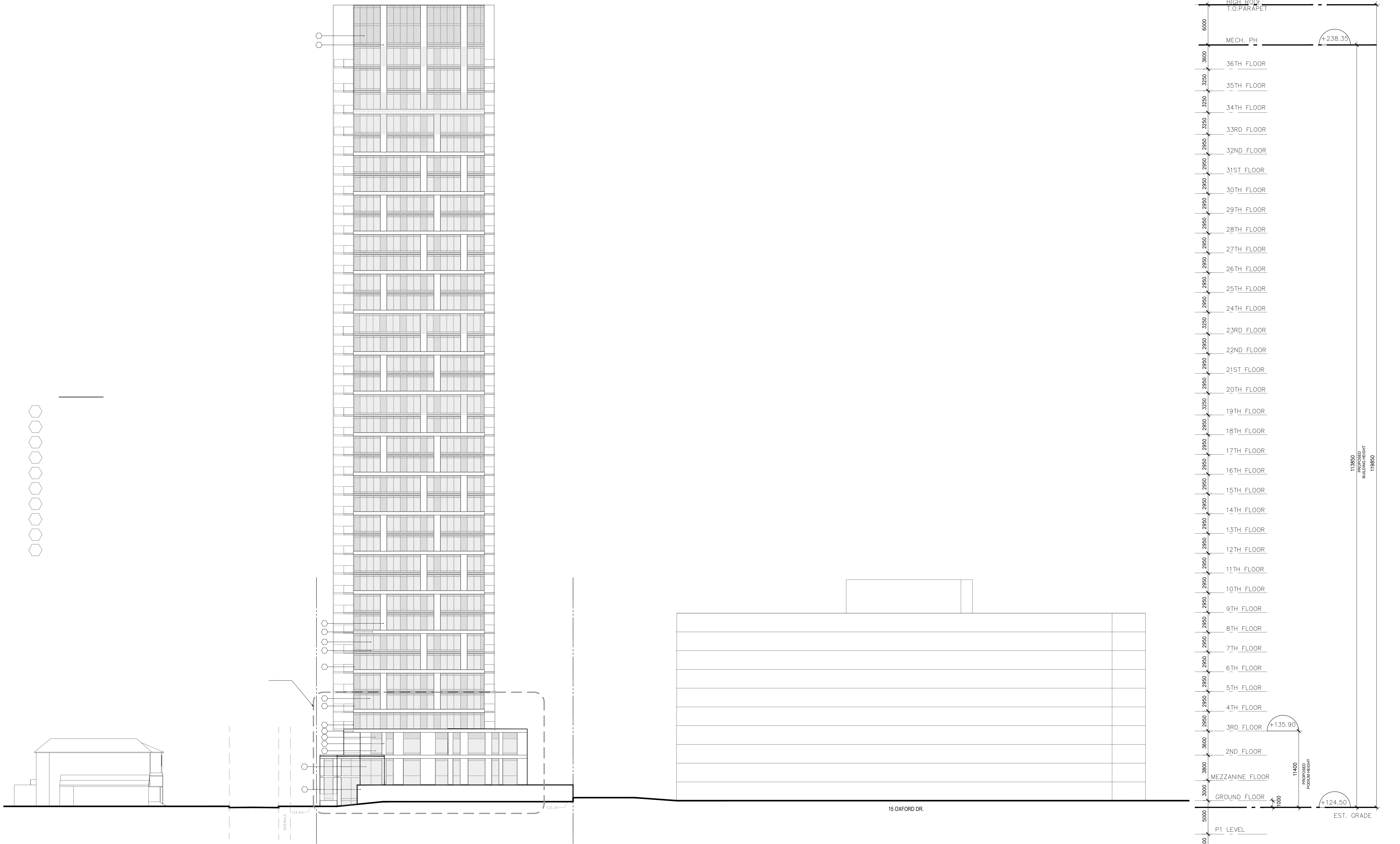
8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

REZONING
Sheet Title:
WEST ELEVATION

Scale: 1: 200
Project Number: 07890.000
Drawing Number: A-402

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Key Plan

Item	Description	Date
C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application Revision 2	19-MAR-2021
A	Issued for Rezoning Application	27-JAN-2020

ISSUES/REVISIONS

Check and verify all dimensions and report any discrepancies to the Consultant when and in effect in this drawing. This drawing is not to be used for the purpose of verifying dimensions.
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Issued For Construction: _____ Date: _____

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8-16 LOCUST ST.
& 15 OXFORD DR.

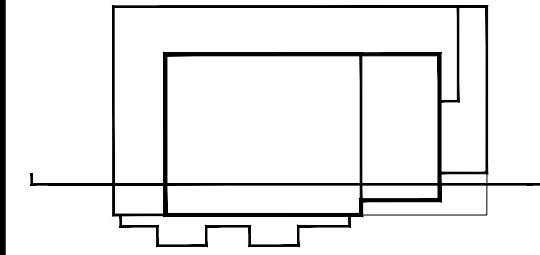
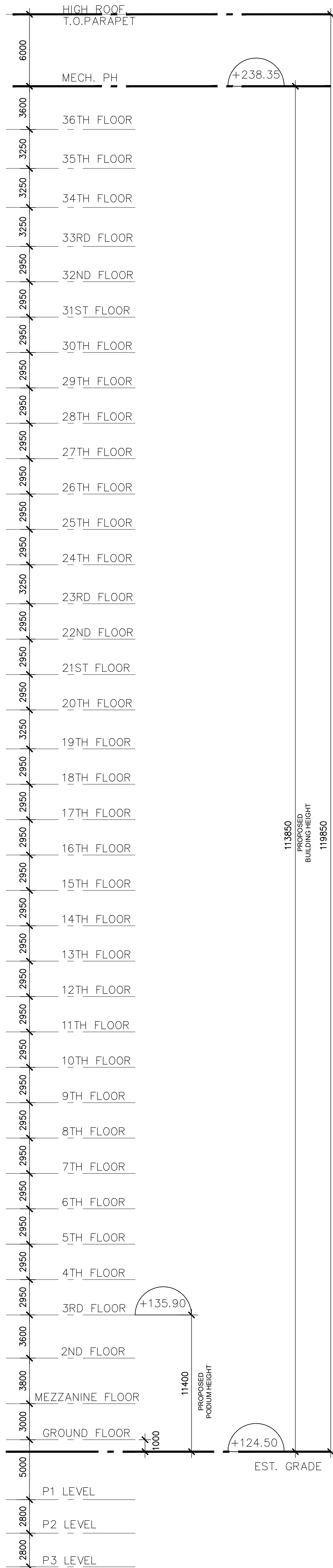
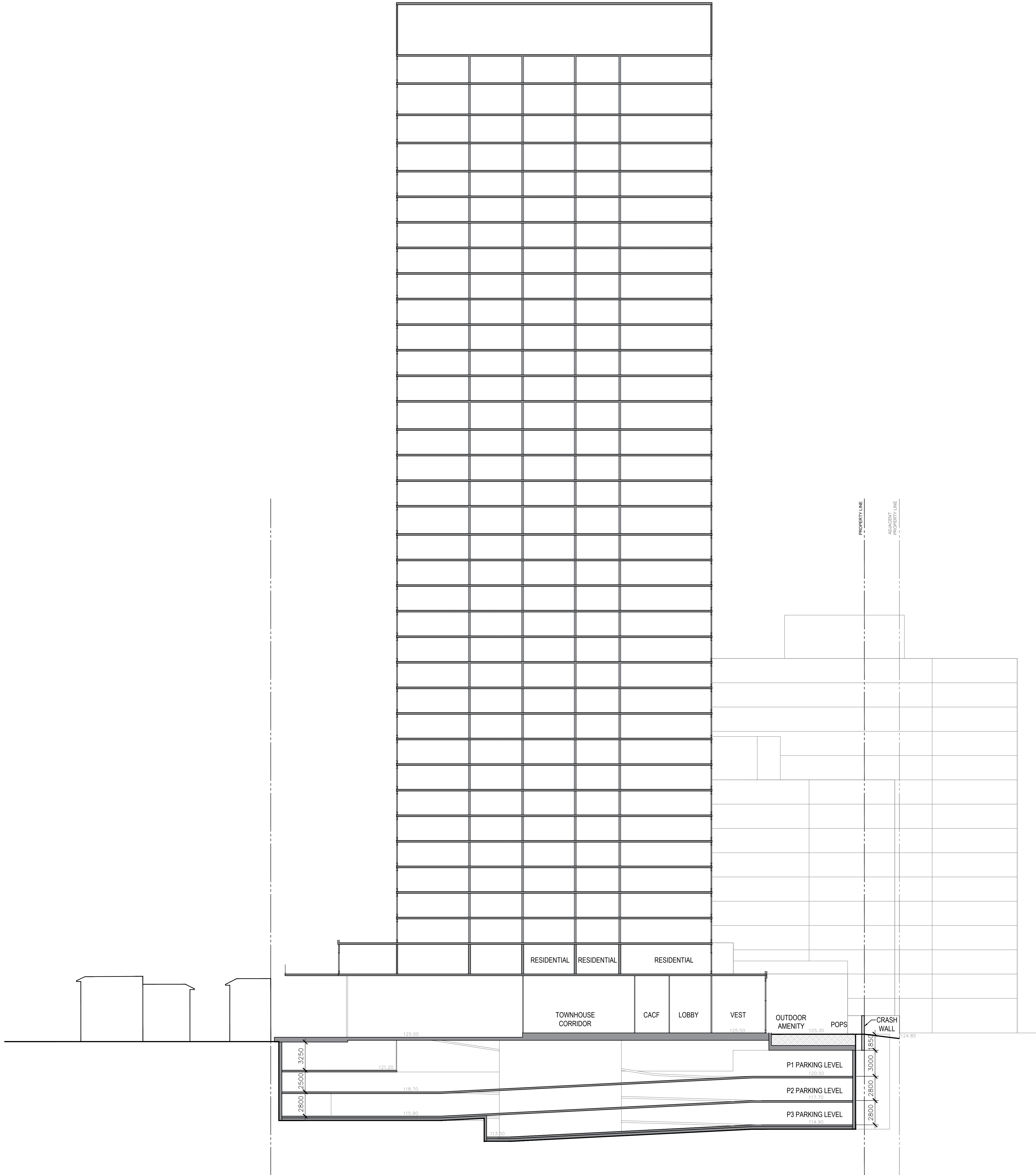
8-16
LOCUST ST LP

REZONING

Sheet Title:
NORTH ELEVATION

Scale: 1: 200
Project Number: 07890.000
Drawing Number: A-403

CONFIDENTIAL AND WITHOUT PREJUDICE



Key Plan

C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JAN-2020

ISSUES/REVISIONS

Check and verify all dimensions and report any discrepancies to the Consultant when and in effect in this drawing. This drawing is not to be used for the purpose of verifying dimensions.

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Issued For Construction: _____ Date: _____

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Toronto, Ontario
Canada M6H 1A6
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F 416.941.5116

8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

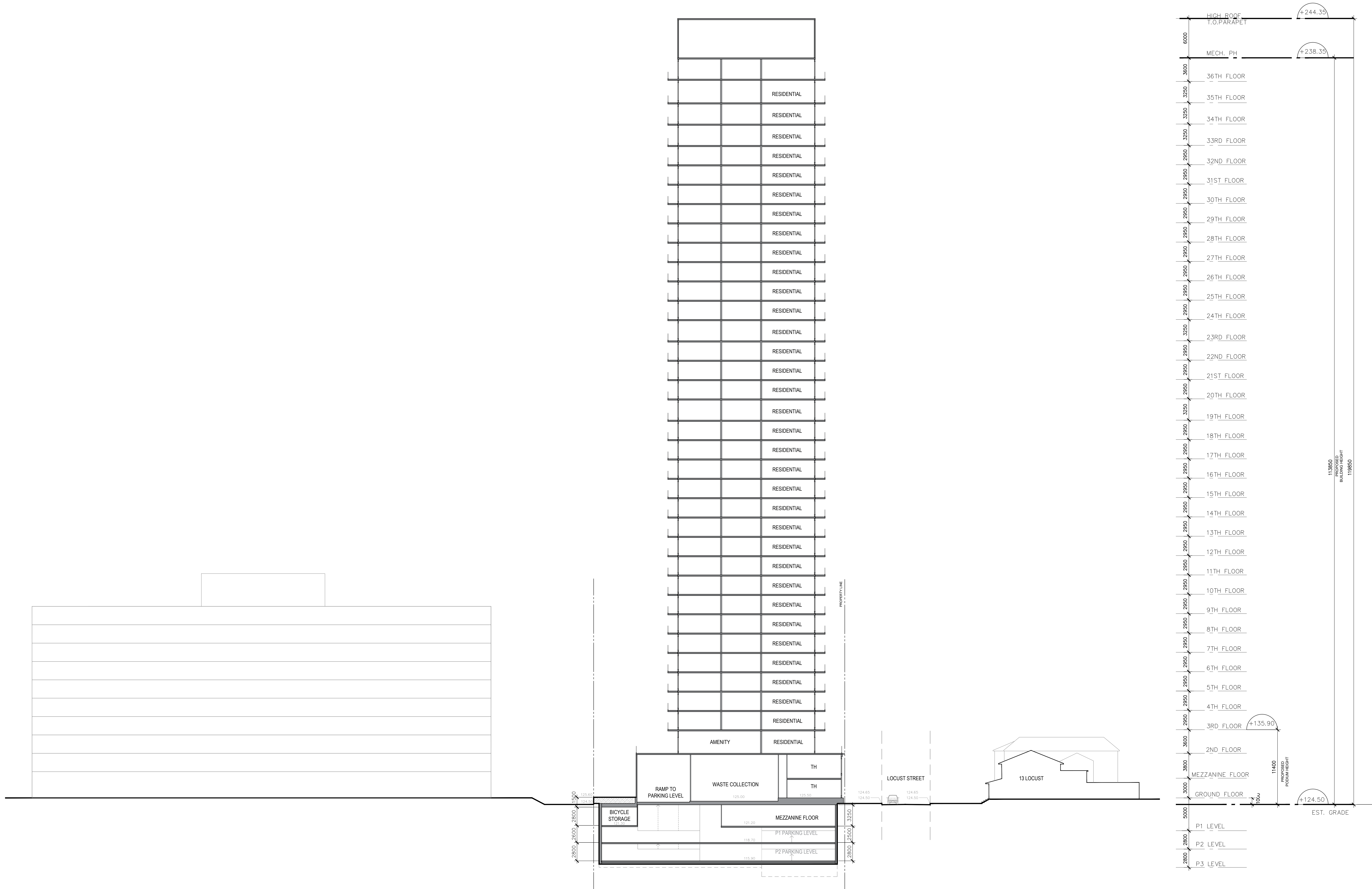
REZONING

Sheet Title:
NORTH - SOUTH
BUILDING SECTION

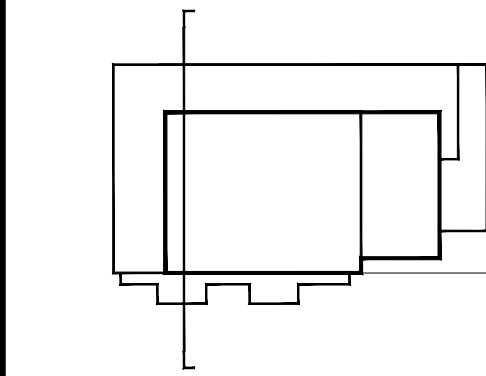
Scale: 1: 200

Project Number: 07890.000

Drawing Number: A-404



CONFIDENTIAL AND WITHOUT PREJUDICE



Key Plan

C	Issued for Rezoning Application	17-JAN-2022
B	Issued for Rezoning Application	19-MAR-2021
A	Issued for Rezoning Application	27-JAN-2020

ISSUES/REVISIONS

Check and verify all dimensions and report any discrepancies to the Consultant when and in effect in this drawing. This drawing is not to be used for the purpose of verifying dimensions.

This drawing shall not be used for construction purposes until signed and dated in the space below by the above mentioned Consultant.

Issued For Construction: _____ Date: _____

WZMH
95 St. Clair Av W
Suite 100
Toronto, Ontario
Canada M6H 1A6
T 416.941.5111
F 416.941.5116

8-16 LOCUST ST.
& 15 OXFORD DR.

8-16
LOCUST ST LP

REZONING

Sheet Title:
EAST - WEST
BUILDING SECTION

Scale: 1: 200
Project Number: 07890.000
Drawing Number: A-405



SEPTEMBER 21, 9:18 AM



SEPTEMBER 21, 2:18 PM

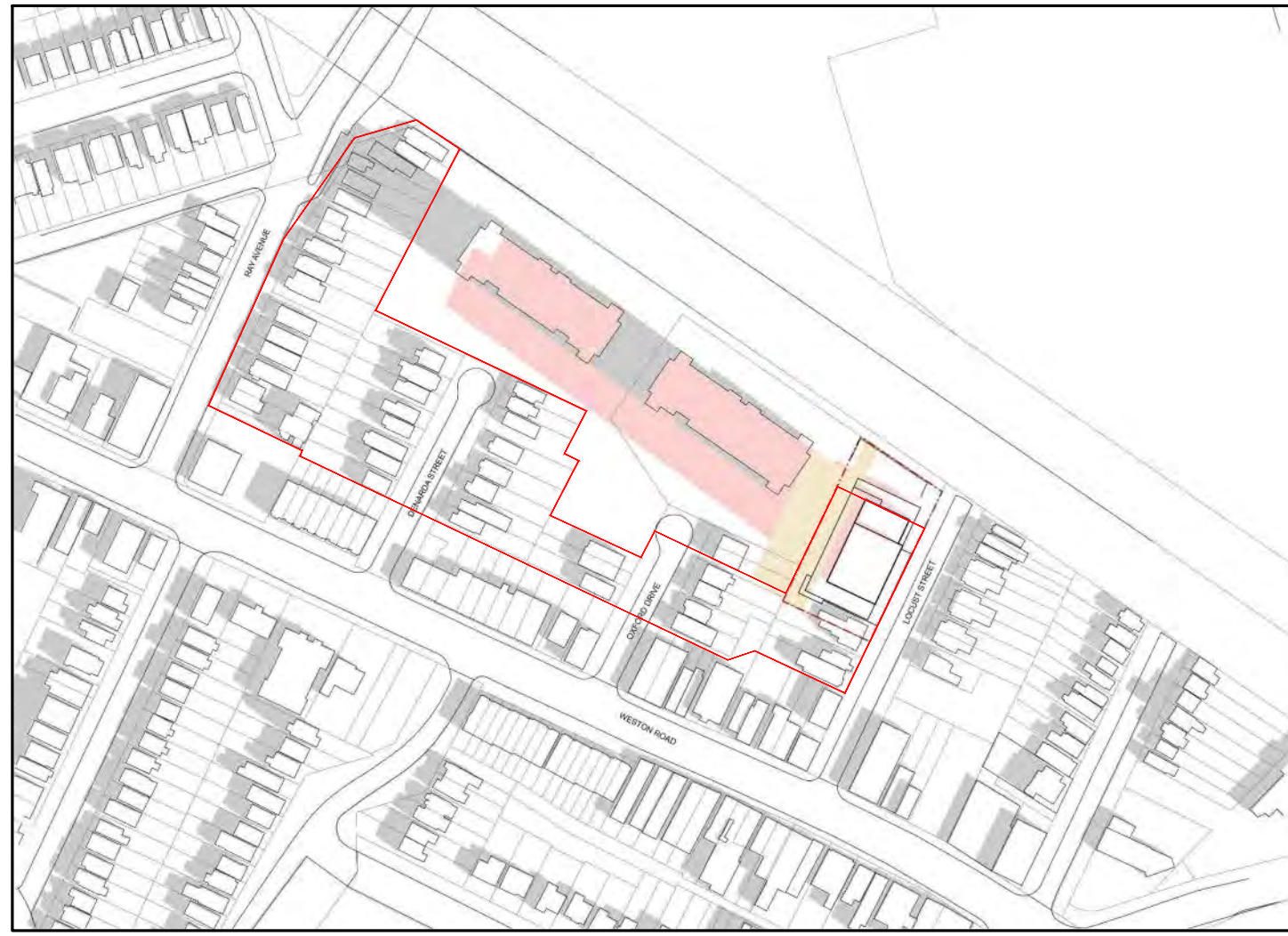


DECEMBER 21, 9:18 AM



DECEMBER 21, 2:18 PM

- EXISTING SHADOWS
- AS OF RIGHT SHADOWS
- PROPOSED NEW SHADOWS



SEPTEMBER 21, 10:18 AM



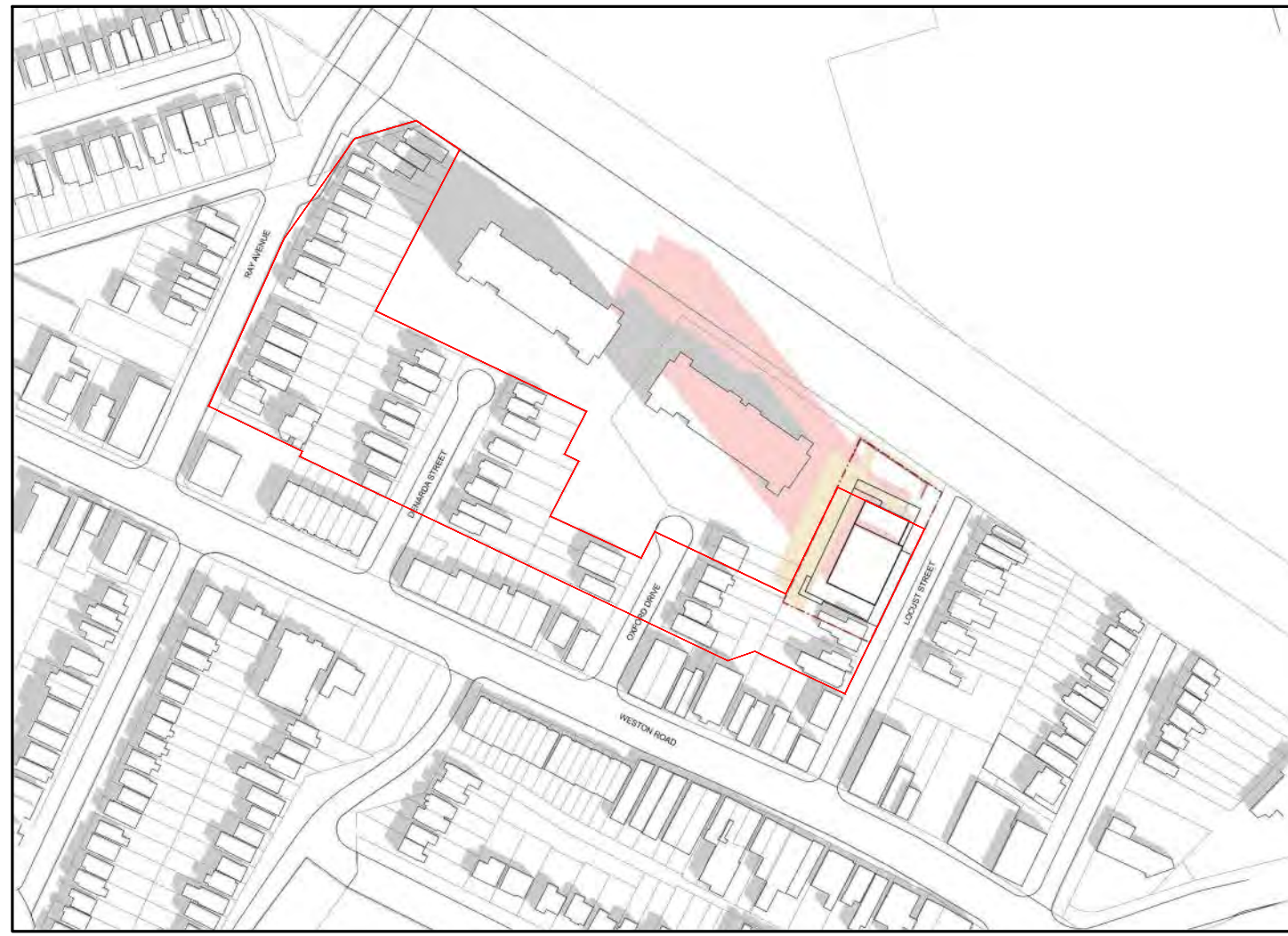
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DECEMBER 21, 10:18 AM



DECEMBER 21, 3:18 PM



SEPTEMBER 21, 11:18 AM



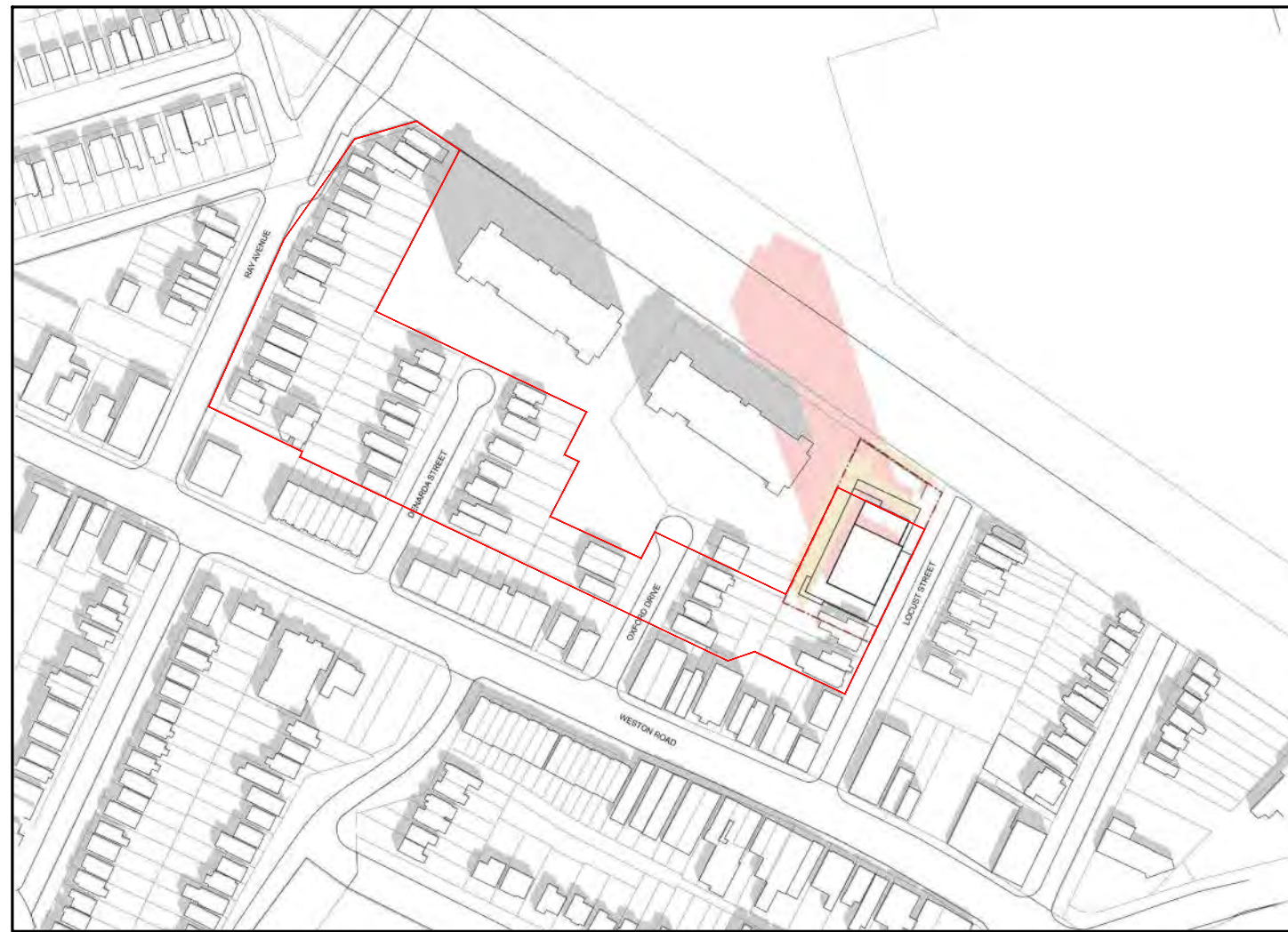
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DECEMBER 21, 11:18 AM



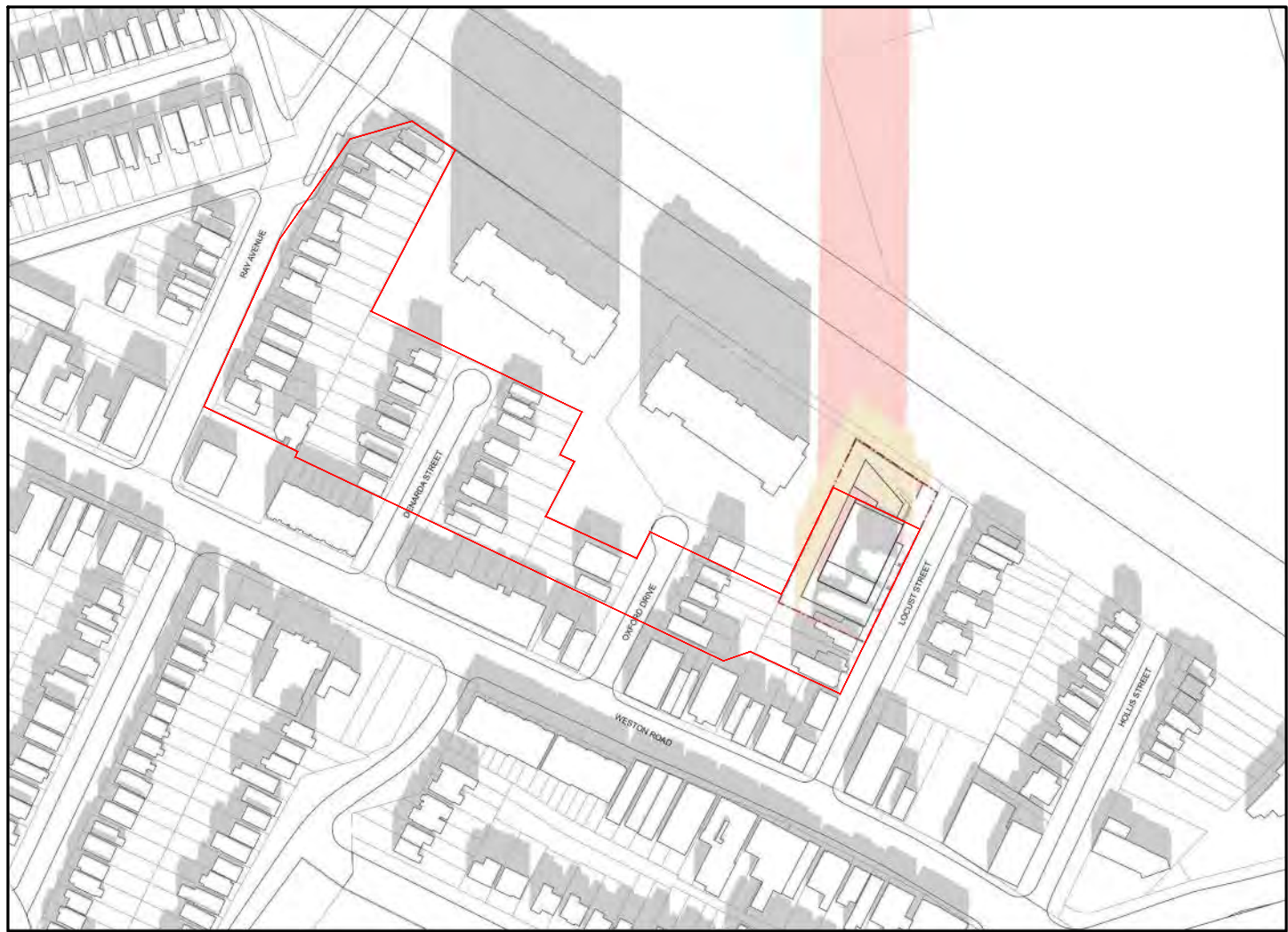
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SEPTEMBER 21, 12:18 PM



SEPTEMBER 21, 5:18 PM



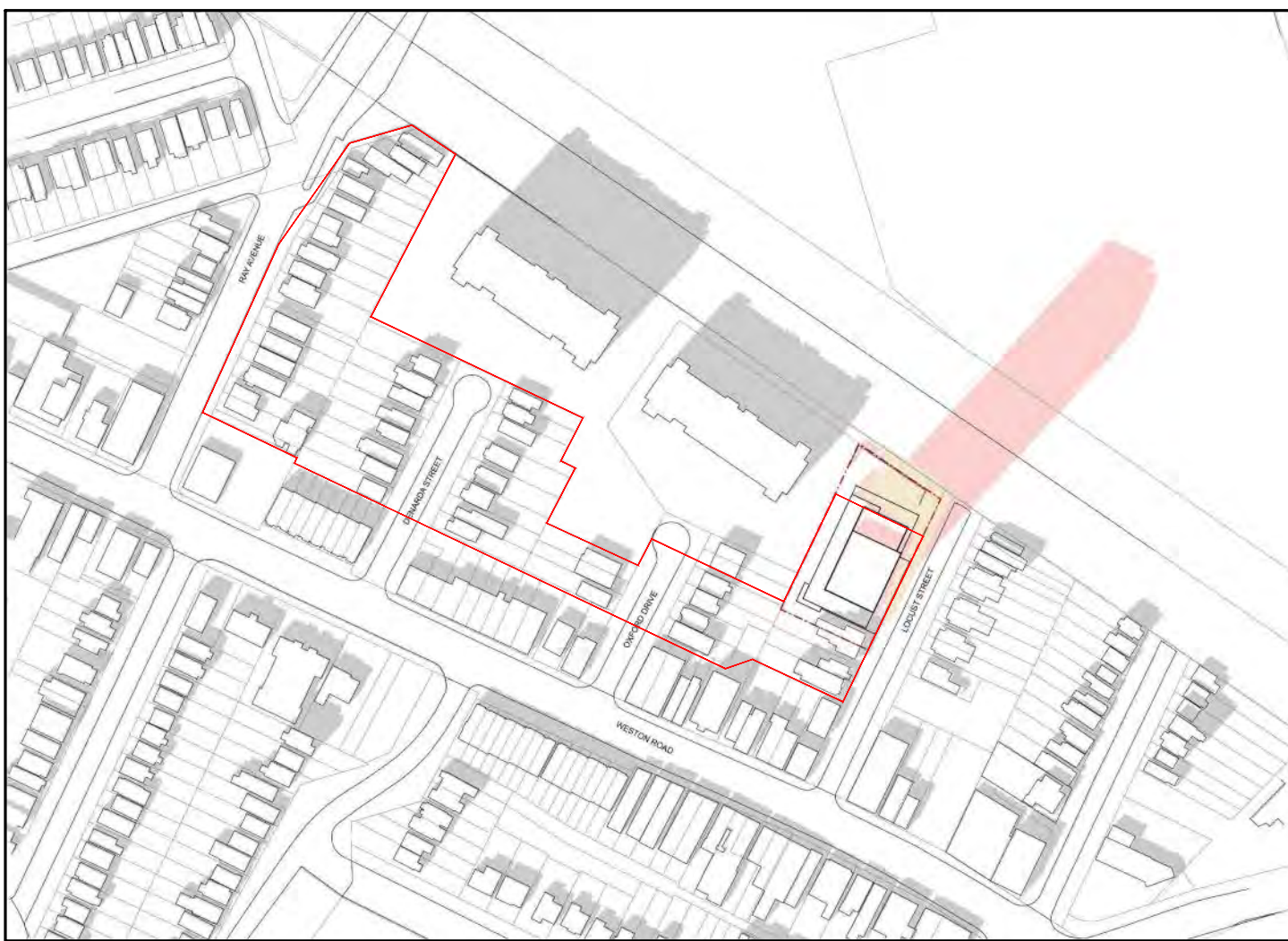
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DECEMBER 21, 5:18 PM



SEPTEMBER 21, 1:18 PM



SEPTEMBER 21, 6:18 PM



DECEMBER 21, 1:18 PM



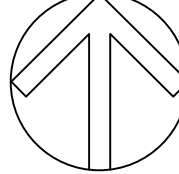
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Key Plan

C	Issued	-	R	Rezoning - application	17-J-2022
B	Issued	-	R	Rezoning - application	18-M-2021
	Revision 2				
	Issued	-	R	Rezoning - application	27-J-2020
F	m			application	Do

ISSUE / REVISIONS



Check and verify all dimensions and report any discrepancies to the Consultant. This drawing is not to be used for construction purposes and is not to be used for the above mentioned Commission.

Issued: 17-J-2022 Do: 17-J-2022

WZMH
17-J-2022
17-J-2022
17-J-2022
17-J-2022

8-16 LOCUST ST.
& 15 OX RD.

8-16
LOCUST ST LP

REZONING

Shear Title:
SUN SHADOW STUDY
S-PT-MB-R AND D-C-MB-R

Scale: NTS

Project Number: 07890.000

Drawing Number: A-412